



18 Croftwood, Ashford  
£375,000

# 18 Croftwood

Ashford, Ashford

Beautifully renovated and extended, this three-bedroom semi-detached home in offers stylish, modern living throughout. Featuring an entertainer's kitchen/breakfast room with Quartz worktops and central island, a living room with bi-folding doors to the landscaped garden, and a sleek upstairs shower room, it perfectly combines practicality with contemporary design. The property also benefits from a driveway with EV charging, and is situated close to well-regarded local schools and excellent transport links.

Council Tax band: C

Tenure: Freehold

- Three-bedroom semi-detached home, beautifully renovated, modernised, and extended
- Spacious kitchen/breakfast room with a central island with Quartz worktops, ideal for entertaining
- Living room with bi-folding doors offering seamless flow to the landscaped rear garden
- Downstairs cloakroom for convenience and practical for modern living
- Master bedroom with built-in wardrobes
- Modern family shower room boasting sleek, high-quality finishes throughout
- Landscaped rear garden with patio, decked seating area, lawn, fenced boundaries, and garden shed
- Front driveway with EV charger providing off-road parking for up to three cars
- Prime location close to schools, local amenities, parks, and Ashford International Station



### Hallway

Composite door to the front, stairs to the first floor, radiator and wood flooring.

### Cloakroom

Comprising a WC, wash hand basin with storage beneath, radiator, extractor fan and wood flooring.

### Dining / Living Room

10' 0" x 22' 1" (3.05m x 6.72m)

Windows to the rear with bi-folding doors leading out to the garden, radiator and wood flooring.

### Kitchen

12' 11" x 13' 11" (3.94m x 4.25m)

Beautifully presented modern kitchen comprising matching wall, base and island units with Quartz worksurfaces, Range Cooker (available under separate negotiation), built-in dishwasher & washing machine with space and plumbing for a fridge-freezer. Window to the front, radiator and wood flooring. Pocket doors provide separation to the Living Space if required.

### Landing

Window to the side, doors to each room, loft access and fitted carpet to the stairs and landing.

### Bedroom 1

9' 1" x 12' 2" (2.77m x 3.71m)

Window to the front, built-in wardrobes, radiator and fitted carpet.

### Bedroom 2

9' 1" x 10' 0" (2.76m x 3.05m)

Window to the rear, radiator and fitted carpet.

### Bedroom 3

6' 10" x 9' 8" (2.08m x 2.95m)

Currently used as a dressing room. Window to the rear, fitted wardrobes and drawer unit, radiator and fitted carpet.

### Bathroom

Window to the front with a walk-in shower, tiled walls and thermostatic shower with rainfall head, WC, wash basin



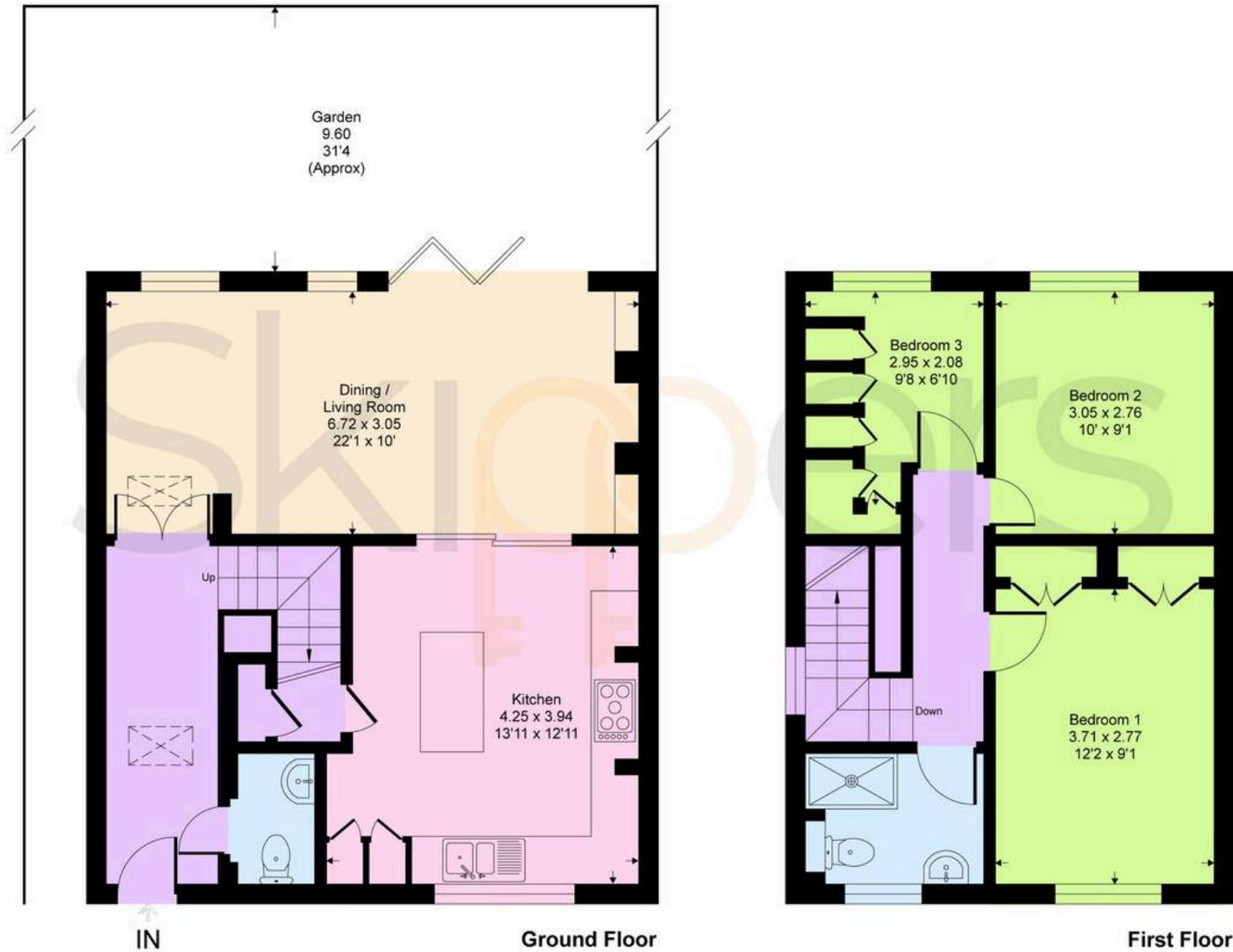






# Croftwood, TN23

Approximate Gross Internal Area = 88.5 sq m / 953 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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