



9 Russett Close, Ashford  
£350,000



## 9 Russett Close

Ashford, Ashford

Immaculate 3-bed end terrace in Singleton Hill. Extended living space, modern kitchen, en-suite, low-maintenance garden, parking for 2, near shops, transport, and Outstanding primary school. Council Tax band: C

Tenure: Freehold

- Immaculately Presented Extended End of Terrace Family Home
- Three Bedrooms
- Allocated Parking for 2 Vehicles
- Conveniently Positioned Singleton Hill Location
- En-suite to Master Bedroom as well as Family Bathroom and Ground Floor Kitchen
- Recently Updated Kitchen/Breakfast Room
- Low Maintenance Rear Garden with Gated Side Access
- Outstanding Ofsted Rated Great Chart Primary School close by
- Lounge & Additional Extended Reception/Dining Room
- Walking Distance to Singleton Parade of Shops & Public Transport Links



**Hallway**

Leading to lounge & dining room, kitchen and cloakroom, understairs storage cupboard.

**Cloakroom**

Low level wc, wash hand basin with vanity storage under, obscured window to front.

**Kitchen/Breakfast Room**

12' 4" x 8' 0" (3.76m x 2.44m)

Good range of storage cupboards and drawers beneath worksurfaces with additional wall mounted units, breakfast bar, window to front, sink with mixer tap and drainer, integrated dishwasher and washing machine, gas hob with low level oven and over head extractor fan, partially tiled walls.

**Living Room**

15' 2" x 13' 9" (4.62m x 4.19m)

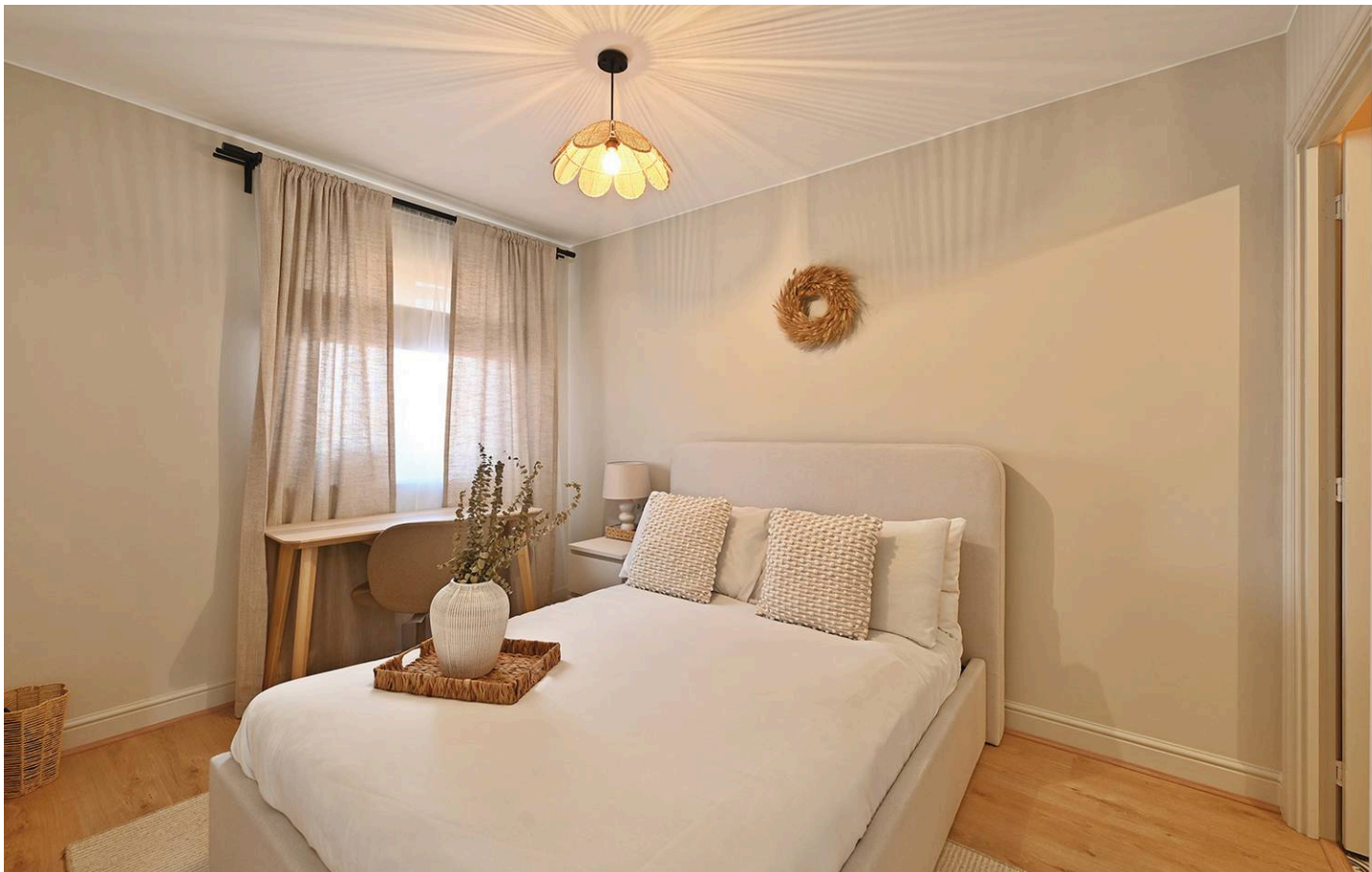
With stairs leading to first floor, open arch leading through to additional reception room/dining room.

**Reception Room/Dining Room**

11' 1" x 8' 9" (3.38m x 2.67m)

With double doors leading through to rear garden and skylight.





### Landing

Loft access, window to side, airing cupboard.

### Bedroom

11' 0" x 8' 5" (3.35m x 2.57m)

Window outlook to rear and double built in wardrobes.

### En-suite

White suite comprising low level wc, pedestal wash hand basin with mixer tap and tiled splashback.

### Bedroom

9' 7" x 8' 5" (2.92m x 2.57m)

Window outlook to front.

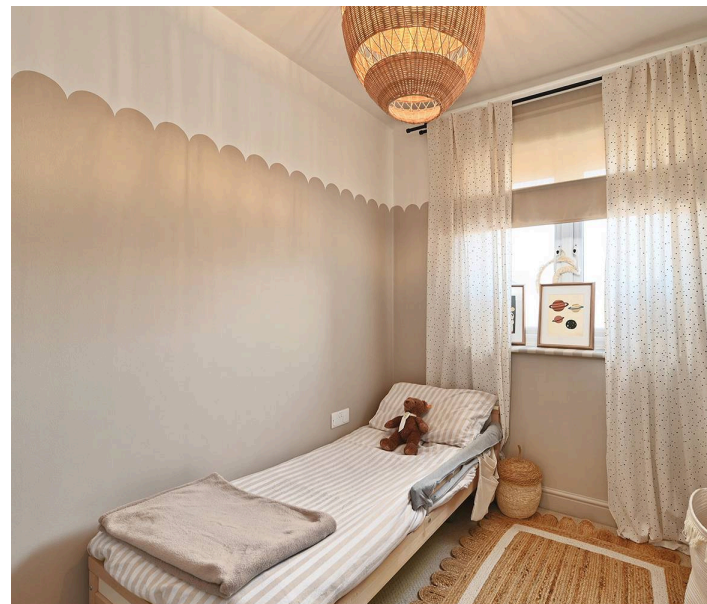
### Bedroom

9' 3" x 6' 6" (2.82m x 1.98m)

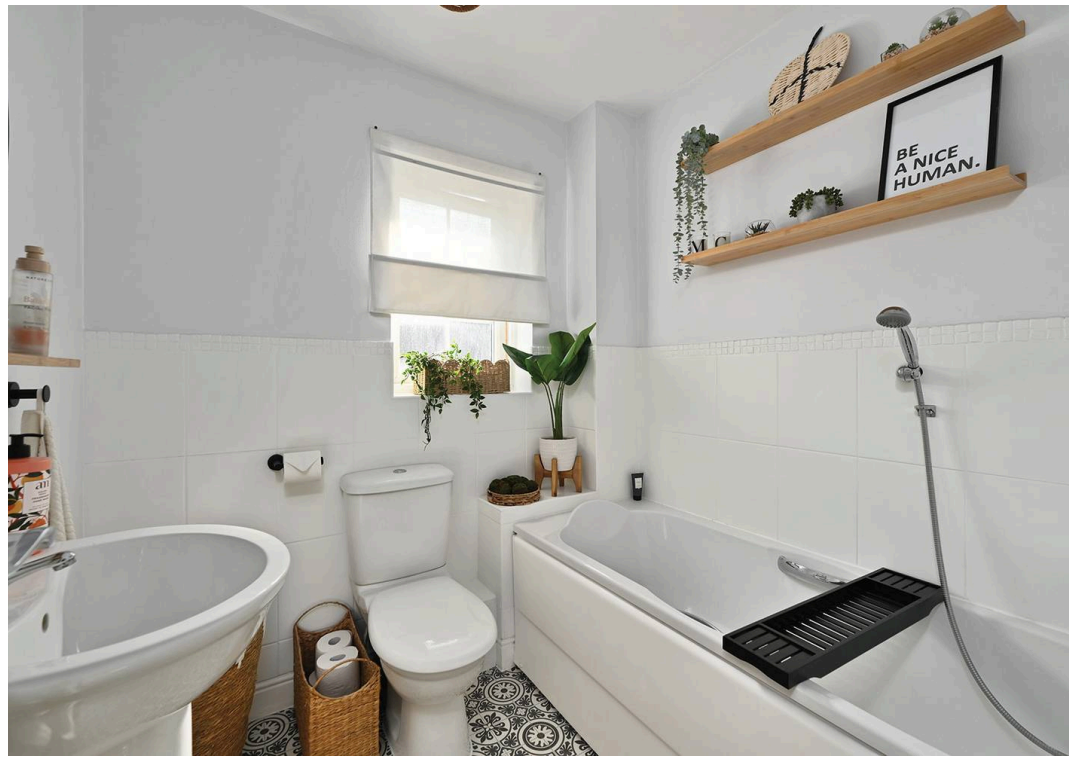
Window outlook to rear.

### Family Bathroom

White suite comprising low level wc, pedestal wash hand basin, panelled bath with shower attachment, obscured window to front, partially tiled walls.







# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

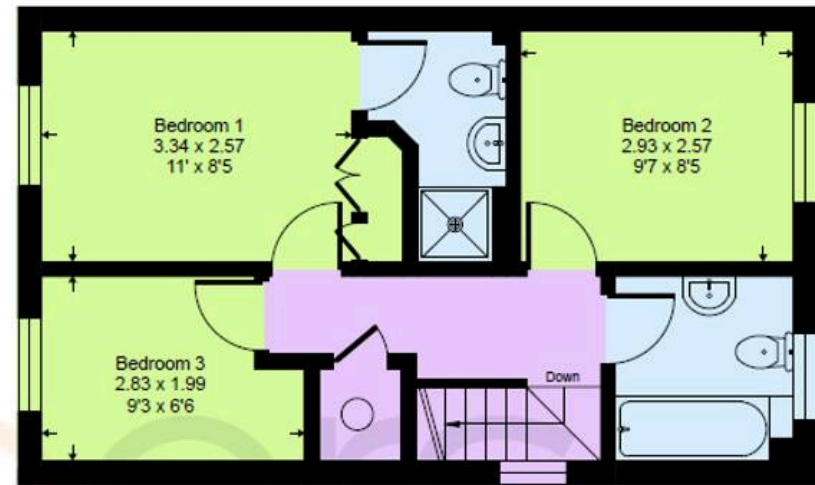
**England, Scotland & Wales**

EU Directive  
2002/91/EC

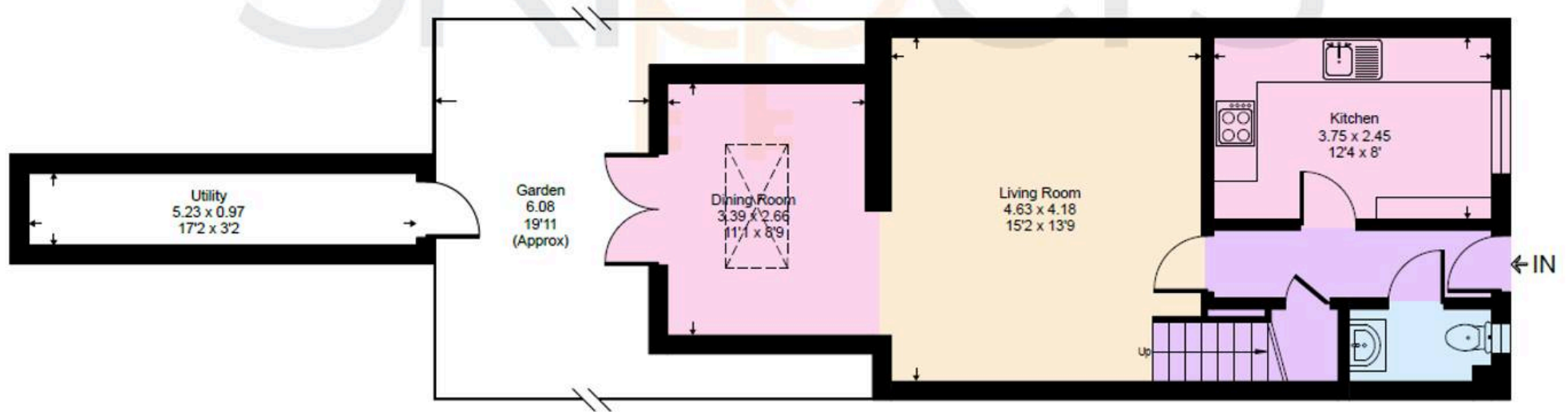


# Russett Close, TN23

Approximate Gross Internal Area = 85 sq m / 916 sq ft  
Approximate Outbuilding Internal Area = 5 sq m / 54 sq ft  
Approximate Total Internal Area = 90 sq m / 970 sq ft



First Floor



Ground Floor



