



Anderida The Lees, Boughton Lees

Offers in Region of £475,000

Skippers

Anderida The Lees

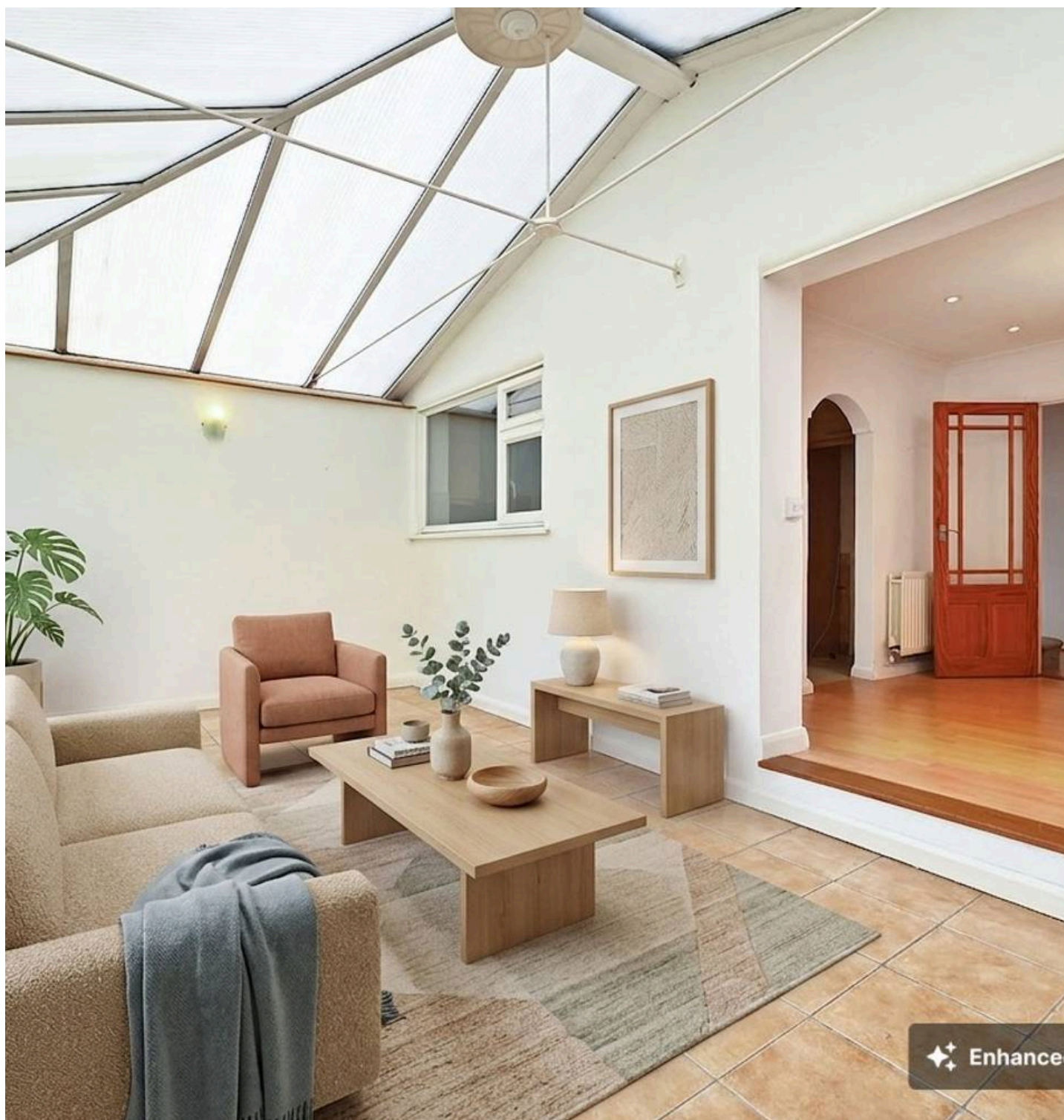
Boughton Lees, Ashford

Well presented 3 bed detached house in Boughton Lees with garage, driveway, spacious garden, views over village green, and access to amenities, school, and transport. Ideal for family living.

Council Tax band: E

Tenure: Freehold

- Detached 3 bedroom village home
- Garage
- Driveway parking
- Overlooking the village green
- Bright dual-aspect lounge
- Large private rear garden
- Cloakroom
- Conservatory with under floor heating
- Spacious private garden



Enhanced

Porch

Double-glazed front door leading into a practical entrance porch with tiled flooring, ideal for coats, shoes, and everyday use.

Hallway

A bright and welcoming central hallway featuring laminate flooring, radiator, and Velux window allowing for plenty of natural light. Includes a useful under-stairs storage cupboard.

Cloakroom

Fitted with vinyl flooring, radiator, and obscured window to the rear. Also benefits from a built-in cupboard, providing additional storage.

Lounge

A light-filled and well proportioned living space with large double-glazed windows to the front and side, offering attractive views across the cricket green. Finished with newly fitted grey carpet, with two radiators and TV/telephone points. A comfortable room for both relaxing and entertaining.

Study

A versatile room with double-glazed window to the side and laminate flooring, ideal for home working, hobbies, or additional reception space.

Kitchen

Well-equipped with a range of wall and base units providing ample storage. Features a one-and-a-half stainless steel sink with drainer, integral dishwasher, and electric oven with extractor over. Space for fridge freezer and washing machine. Window through to the conservatory and a door with privacy glass leading directly to the garden, convenient for outdoor dining and day-to-day access.





Dining room

A separate dining space with laminate flooring, radiator, and spotlights. Opens through to the conservatory, creating a sociable layout suitable for both everyday meals and entertaining.

Conservatory

A brick-built conservatory with double glazed windows and patio doors opening onto the garden. Benefits from a heated tiled floor and power points, making it a comfortable additional living area throughout the year, ideal for enjoying views of the garden in all seasons.

Stairs and Landing

Stairs rise to the first-floor landing with carpet, radiator, and double-glazed window to the side. Includes a built-in storage cupboard with radiator (useful for drying clothes), airing cupboard, and loft access.

Master Bedroom

A spacious principal bedroom with large window overlooking the rear garden. Fitted with a built-in triple wardrobe and additional eaves storage cupboard. Radiator and newly fitted grey carpet. A quiet and private room with a pleasant outlook.



Bedroom

Double bedroom with double-glazed window to the front, enjoying views over the cricket green. Includes radiator, carpeted flooring, and built-in eaves storage.



Bedroom

A further well-proportioned bedroom with front-facing double-glazed window overlooking the green. Carpet, radiator, and eaves storage.

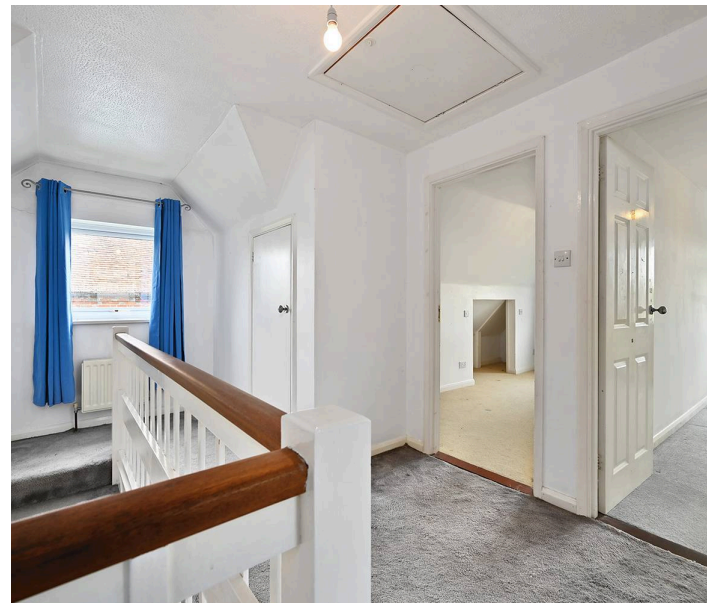


Bathroom

Fitted with a three-piece suite comprising bath with electric shower over, wash basin with storage beneath, and bathroom cabinet. Also includes WC and bidet. Obscured double-glazed window and radiator.

Loft

Boarded loft space with lighting and ladder access, providing excellent additional storage. Combi boiler located within.





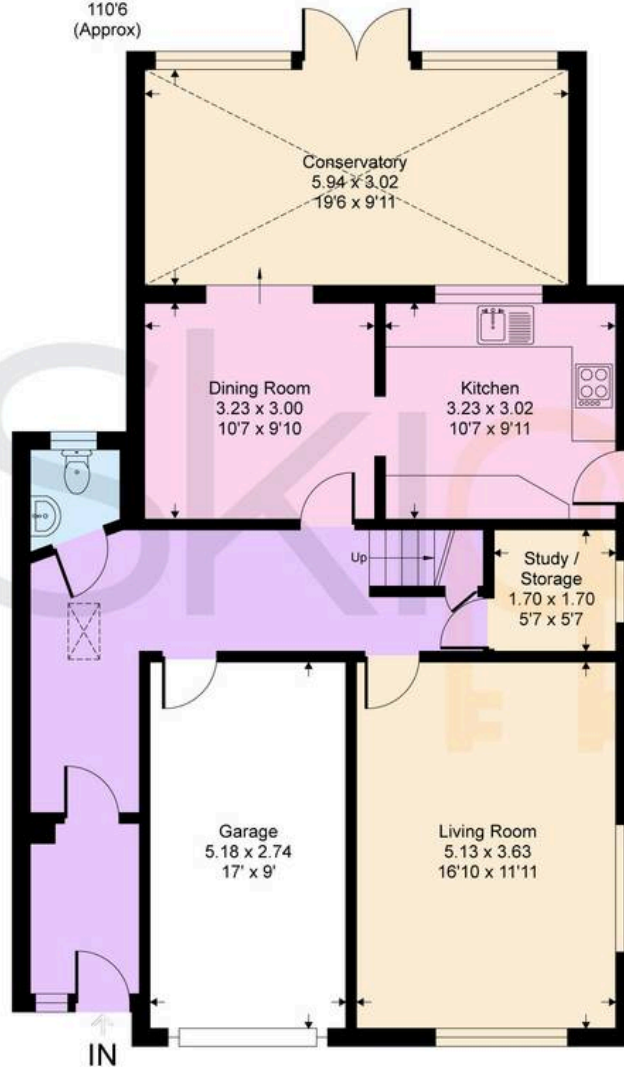
The Lees, TN25

Approximate Gross Internal Area = 149 sq m / 1604 sq ft

Approximate Garage Internal Area = 14 sq m / 151 sq ft

Approximate Total Internal Area = 163 sq m / 1755 sq ft

Garden
33.71
110'6
(Approx)



Ground Floor



First Floor

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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