



**Tennyson Road, Ashford, TN23**

£260,000 In Excess of



# Property Description

If you're looking for your first property, or even looking to invest, then this lovely house could be just ideal. Situated in a convenient location for shops, schools, train station and town centre, in addition to being immaculately presented throughout, you can move right in with no hassle.

Upon entering you'll find the kitchen to the left, which is fitted with modern fitted units and space for all your appliances.

The lounge/dining room is a good size with patio doors opening to the garden, space for your living room furniture and dining table and chairs, with a staircase that leads to the first floor.

On the first floor are two double bedrooms and the family bathroom.

The rear garden is mainly laid to lawn with a patio area, and gated side access that leads to the parking area where there is allocated parking for one car.

The property is situated on a bus route to the town centre and International railway station, and within easy access to the M20 motorway. Local shops are within a couple of minutes walk and local schools are also within walking distance.

EPC Rating: D



## Key Features

- ✓ Offers in excess of £260,000
- ✓ Two-bedroom end-terrace house
- ✓ Well presented throughout
- ✓ South facing rear garden
- ✓ Allocated parking for one car (further off street un-restricted parking available)
- ✓ Two double bedrooms
- ✓ Good road and public transport links close-by
- ✓ Easy access to the M20 (junction 10/10a)



# Rooms

**Hallway**

**Kitchen**

9' 7" x 8' 3" (2.91m x 2.51m)

**Lounge/Dining Room**

21' 4" x 11' 7" (6.5m x 3.53m)

**First Floor Landing**

**Bedroom**

9' 4" x 11' 7" (2.85m x 3.53m)

**Bedroom**

9' 5" x 11' 7" (2.87m x 3.53m)

**Bathroom**

# External Areas

**Rear Garden**

South Facing

**Allocated Parking**

1 Parking Space



All

**Ground Floor**  
Approx. 33.8 sq. metres (363.8 sq. feet)



**First Floor**  
Approx. 33.4 sq. metres (359.3 sq. feet)



**Total area: approx. 67.2 sq. metres (723.1 sq. feet)**

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.

Plan produced using PlanUp.

## Andrew & Co Estate Agents

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