



## 39 Swan Lane, Sellindge

Offers in Region of £380,000

Skippers

## 39 Swan Lane

Sellindge, Ashford

Well presented 3 bed terraced house in Sellindge with lounge, open plan kitchen/diner, conservatory, garden office/gym, garage, gardens, and excellent transport links. Ideal family home.

Council Tax band: C

Tenure: Freehold

- Exceptionally Well Presented Family Home
- Three Bedrooms
- Spacious Living Accommodation including Lounge & Conservatory
- Kitchen/Diner with Utility Room
- Detached Office/Gym with Annex potential (STPP)
- Garage
- Popular Sellindge Village Location situated between Ashford, Hythe & Folkestone enjoying Public Transport Links
- Family Bathroom with Additional Wc
- Good Sized Rear Garden
- Convenient location for Amenities



### Hallway

Stairs to first floor with understairs cupboard and doors through to Lounge & Kitchen/Diner.

### Lounge

12' 10" x 12' 9" (3.91m x 3.89m)

Window to front, log burner, doors through to Kitchen/Diner.

### Kitchen/Diner

18' 10" x 10' 10" (5.74m x 3.30m)

Range of cupboards and units beneath work surfaces with additional wall mounted units. Underfloor heating with separate thermostat, stainless steel sink with mixer tap and drainer, electric hob with low level oven and extractor fan over. Window outlook to rear and sliding patio doors leading to Conservatory. Space and plumbing for dishwasher, with partially tiled walls.

### Utility Room

Space and plumbing for washing machine, door to garden, large storage space for coats and shoes.

### Conservatory

11' 11" x 11' 6" (3.63m x 3.50m)

UPVc construction upon dwarf brick wall with doors leading to rear garden, underfloor heating with separate thermostat.





### **Landing**

Walk in clothing storage cupboard, airing cupboard, doors through to bedrooms, family bathroom and separate wc.

### **Bedroom**

12' 9" x 10' 11" (3.89m x 3.33m)

Window outlook to rear.

### **Bedroom**

12' 9" x 10' 5" (3.89m x 3.18m)

Window outlook to front, range of built in wardrobes.

### **Bedroom**

11' 10" x 7' 10" (3.61m x 2.39m)

Window to front, built in storage cupboard.

### **Family Bathroom**

White suite comprising low level wc, pedestal wash hand basin, panelled bath with mixer tap and shower over with shower screen, obscured window to rear, fully tiled walls.

### **Cloakroom**

Low level wc, obscured window to rear.

### **Office/Gym**

21' 0" x 11' 11" (6.40m x 3.63m)

Detached and separate from the house with potential for annex accommodation (STPP) with window and door to front and cloakroom with low level wc and wash hand basin.





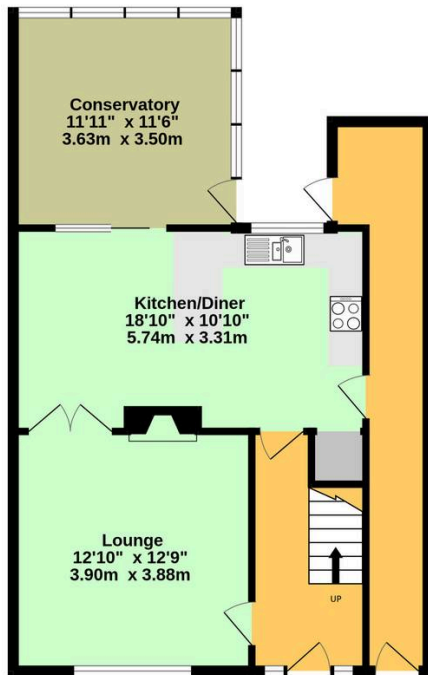
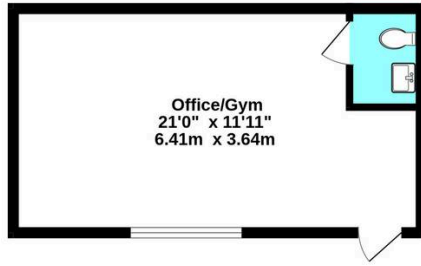




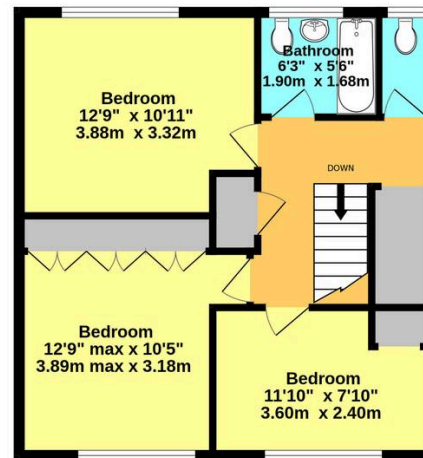




Ground Floor



1st Floor





## Skippers Estate Agents – Ashford

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