



22 Kirk View, Ashford
£475,000

22 Kirk View

Ashford

A spacious four-bedroom family home which offers accommodation across three floors, a lovely living room, high-ceilings on the top floor, triple-aspect kitchen/diner, garage, EV charger and a sunny, low-maintenance garden close to excellent schools.

Council Tax band: D

Tenure: Freehold

- Four-bedroom link-detached family home
- Accommodation arranged across three spacious floors
- Exceptional living room with a unique and versatile layout
- Triple-aspect kitchen/dining room with integrated appliances
- Separate study ideal for home working or playroom use
- Principal bedroom with en-suite shower room
- Impressive top-floor rooms with higher-than-expected ceilings
- Sunny, low-maintenance rear garden
- Driveway parking, garage and EV charging point
- Walking distance to Great Chart Primary School and local amenities



Hallway

Part glazed composite door to the front, stairs to the first floor with under-stairs cupboard, radiator and laminate wood flooring.

Cloakroom

Comprising a WC, wash basin, radiator, extractor fan and laminate wood flooring.

Study

8' 2" x 5' 10" (2.48m x 1.77m)

Window to the front, radiator and laminate wood flooring.

Living Room

18' 4" x 14' 0" (5.58m x 4.26m)

Triple aspect with windows to the front and side and doors leading to the rear garden, radiators and fitted carpet.

Kitchen/Diner

15' 9" x 9' 1" (4.79m x 2.77m)

Triple aspect with windows to the front, side and rear, radiator and laminate wood flooring. Fitted kitchen comprising matching wall and base units with worksurfaces over, inset composite sink/drainers with boiling/filtered water tap, built-in appliances including an oven, induction hob, extractor hood, dishwasher and fridge/freezer. Plumbing and space for washing machine.

First Floor Landing

Doors to each bedroom, stairs leading to the second floor, radiator and fitted carpet to the stairs and landing.

Bedroom 1

15' 9" x 11' 9" (4.79m x 3.57m)

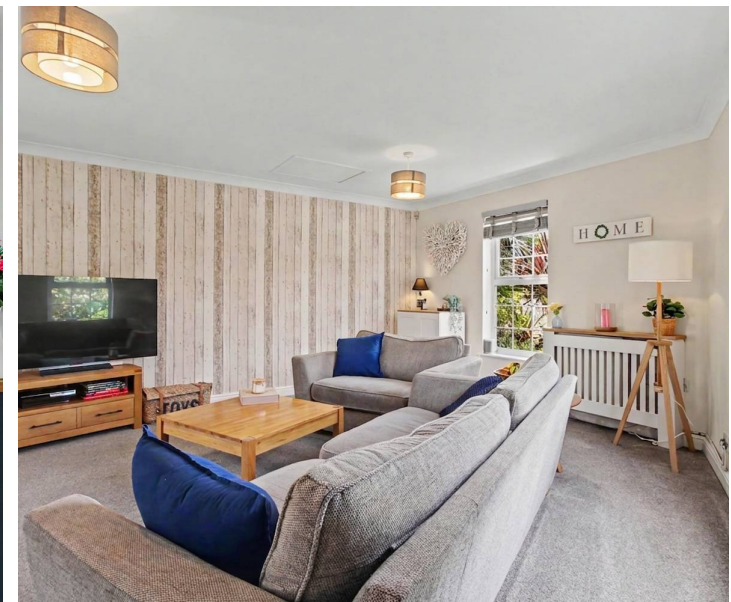
Double aspect with windows to the front and rear, radiator and fitted carpet.

En-suite

Comprising a corner shower enclosure with thermostatic rainfall shower with massaging jets, WC, wash basin with storage below, towel radiator, extractor fan, tiled walls and floor.

Bedroom 2

15' 9" x 9' 1" (4.79m x 2.77m)





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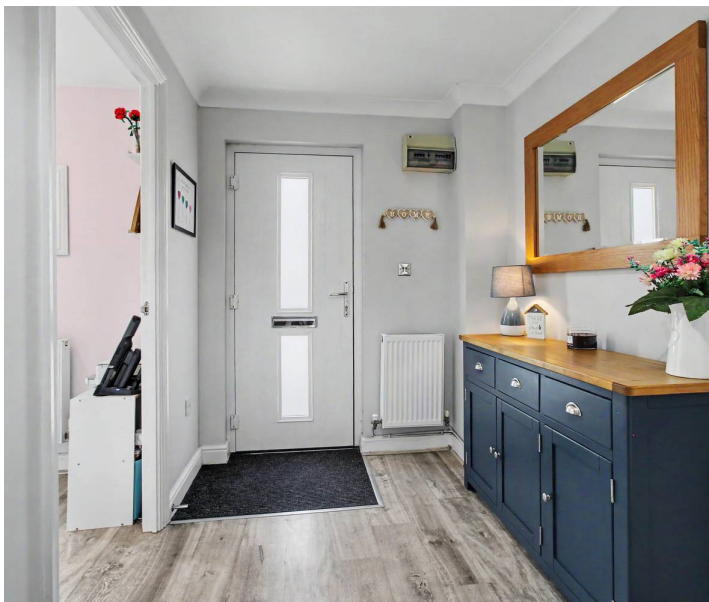
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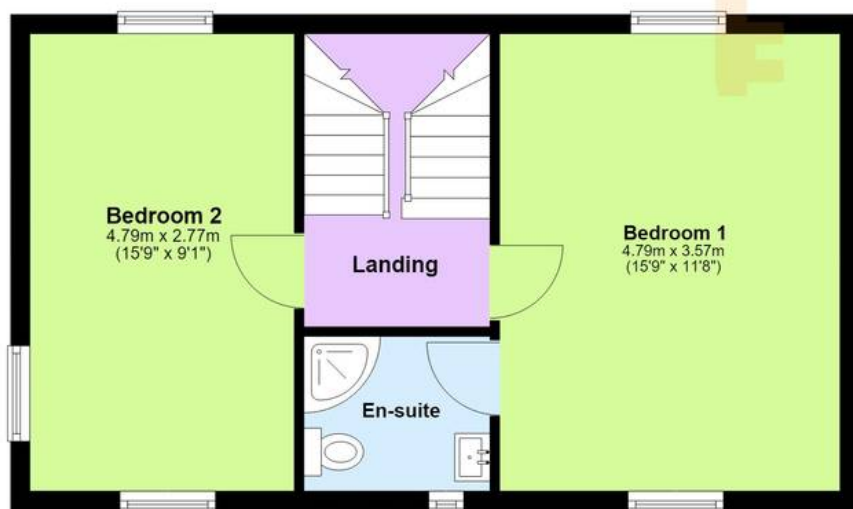
Ground Floor

Approx. 57.5 sq. metres (618.9 sq. feet)



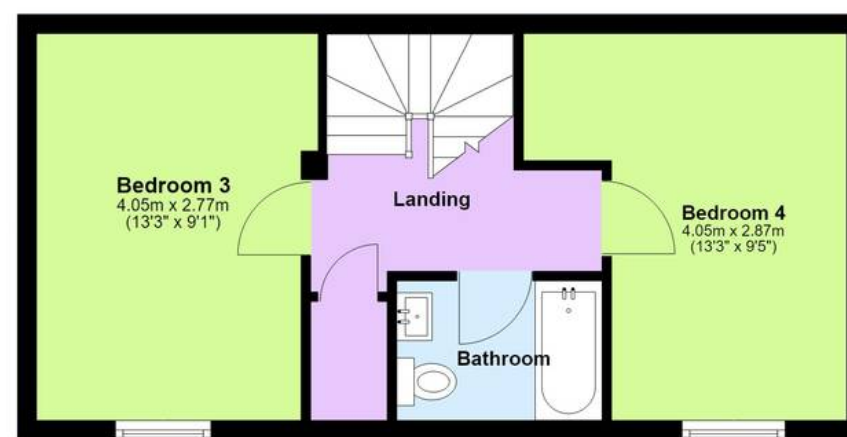
First Floor

Approx. 40.6 sq. metres (437.5 sq. feet)



Second Floor

Approx. 34.7 sq. metres (374.0 sq. feet)



Total area: approx. 132.9 sq. metres (1430.4 sq. feet)



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