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Freehold

£335,000

Perch Close  
Ashford  
TN23 5FN



- 3 Bedrooms
- Cul-De-Sac location
- Double Glazing
- En-Suite Shower Room
- Enclosed Rear Garden
- Garage And Parking
- Gas Central Heating
- Good Sized Bedrooms
- Sought After Location
- Superbly Presented

3x  2x  1x  85.00 SQM x 



Situated in a sought after location close to popular schools and local amenities is this superb three bedroom link detached family home. The property is tucked away in a small close of similar properties and is offered for sale for the first time since new. Don't miss this one! Contact us today.

On the ground floor the front door opens to the hallway with stairs leading to the first floor with cupboard under and adjacent cloakroom. The spacious lounge has windows to the front and side and door leading to the kitchen / dining room where there is a fine range of wall and base units, work surfaces, inset sink, four ring gas hob with oven below and space for other appliances, there is a window and double doors opening to the rear garden.

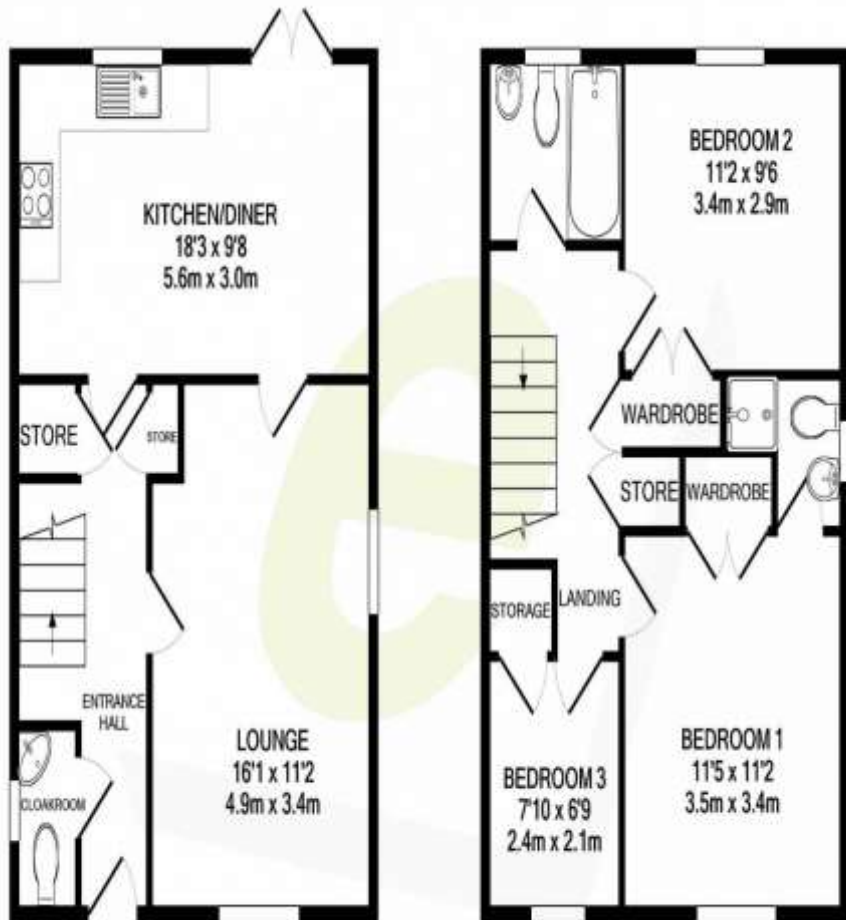
On the first floor the landing has a built in cupboard and doors to the bedrooms and bathroom. The main bedroom has a built in wardrobe and window to front, plus en suite shower room which houses a shower cubicle, w.c and wash hand basin. The second bedroom has a built in wardrobe and window to the rear and the third bedroom faces front and provides a good size single room or work from home space. The family bathroom comprises a white suite with panelled bath and shower attachment, w.c and wash hand basin.

Outside the property is approached by a driveway and garage providing off road private parking. The rear garden is enclosed by fencing and laid mainly to lawn with patio area.

Other features include gas heating, double glazing and neutral decor. Council Tax Band E as at July 2020. SatNav TN23 5FN.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Environmental Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
UK      EU Directive 2002/91/EC		UK      EU Directive 2002/91/EC	

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Under the Property Misdescription Act 1991 we endeavour to make our property details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The owner does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the them. Services, fittings and equipment referred to in the property details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the owner.