



# Lambert & Foster



## 21 ASHFORD ROAD

TENTERDEN | KENT | TN30 6LL

*This prominent Grade II listed three bedroom townhouse sits on the edge of Tenterden High Street and has been meticulously refurbished and modernised throughout to create a beautiful family home in excess of 1600 sq ft. The property is set out over three storeys with an abundance of timber framed, multi-paned, sash windows, off road parking and private courtyard and rear garden.*

Guide Price £675,000

FREEHOLD



## 21 ASHFORD ROAD

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The ground floor comprises an entrance hall leading to a living room with sash window, separate dining room, cloakroom, access to a basement level and stunning kitchen with built in appliances and Neff double oven and induction hob. Each room on the ground floor has built in wireless Sonos speakers.

The first floor comprises the principle bedroom with character panelling complemented by two sash windows and two storage cupboards. The modern en suite is fitted with a full width shower. A study room overlooks the beautiful views to the rear.

The second floor is home to bedrooms 2 and 3 and a beautiful family bathroom with free standing bath tub and separate shower.

Outside, there are two parking spaces to the front and rear, courtyard garden and well established private garden to the rear which complements the property allowing additional entertaining space.

21 Ashford Road occupies a convenient location, set off, the continuation of the wide, predominantly tree lined high street that runs from east to west within this historic Cinque Ports town. A comprehensive range of amenities are available including independent and national shops, Tesco and Waitrose supermarkets, professional services and education facilities in the state sector with grammar and private schools within the vicinity. A mainline railway station at neighbouring Headcorn village 8.5 miles distance providing fast and frequent services to London, travelling time to London 65 minutes. Ashford International station provides Eurostar services to Paris, Lille and Brussels and fast link to London, St Pancras.



- Total floor area approximately 1660 ft<sup>2</sup> (154.2 m<sup>2</sup>)
- Entrance hall
- Cloakroom
- Sitting room
- Dining room
- Modern fitted kitchen with built in appliances
- Three bedrooms incorporating principle bedroom with en suite shower room
- Study Room
- Family bathroom with freestanding bathtub and separate shower
- Basement
- Private rear garden & courtyard
- Off road parking for two cars
- Tenterden High Street location
- Chain Free

## DIRECTIONS

21 Ashford Road is easily found, located at the eastern end of Tenterden high street.

## GENERAL

**Tenure:** Freehold

**Services:** Mains electricity, water and drainage. Rointe electric radiators.

**Local authority:** Ashford Borough Council  
ashford.gov.uk

**Council tax:** TBC **EPC:** N/A

## VIEWING

By appointment only.

**Cranbrook Office:** 01580 712888.

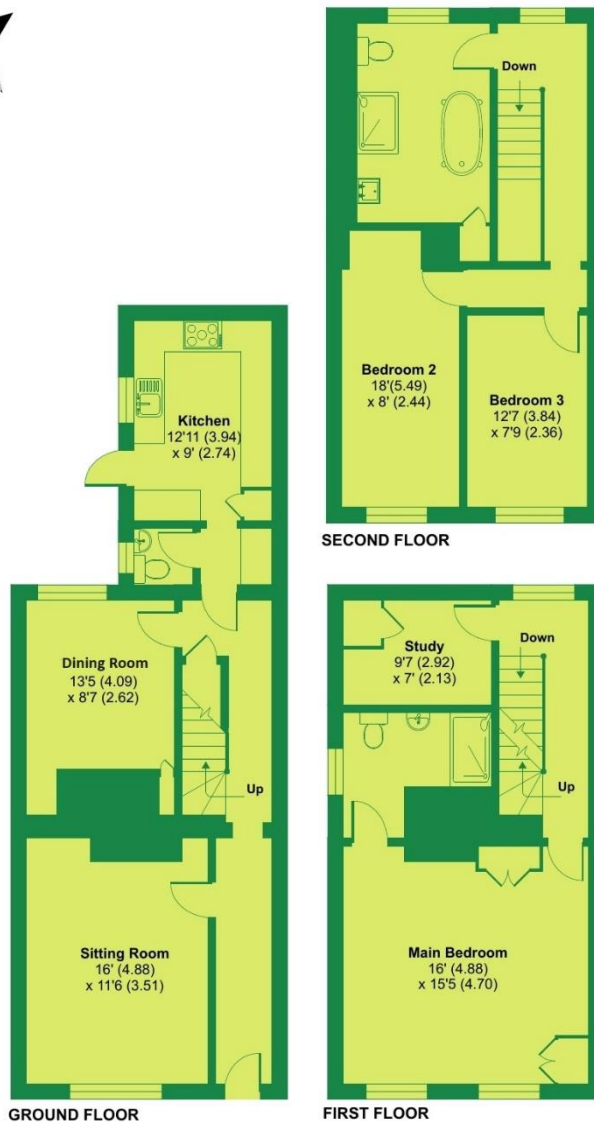
## FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

### Ashford Road, Tenterden, TN30

Approximate Area = 1660 sq ft / 154.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2023. Produced for Lambert and Foster Ltd. REF: 1044153

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