

MARTINS
ESTATES

SALES AND LETTINGS



21

21 Lucilla Avenue
Ashford, TN23 3PU

Offers In Excess Of £485,000

21 Lucilla Avenue, Ashford, TN23 3PU

A well presented four bedroom detached house with ample off road parking and single garage. The property also benefits from rear garden with additional side patio/BBQ area. The accommodation comprises entrance hallway with doors to ground floor WC with wash basin and WC, under stair storage cupboard as well as the lounge with feature fireplace and bay window to front and open into the dining room with sliding patio door to rear. A door from the hallway also leads to the kitchen. The kitchen has door to the dining room and opens into the utility area. The kitchen has a range of work surfaces to two walls with drawers and cupboards under and eye level cupboards over. There is a high level oven and grill and inset hob with extractor. A 1 1/2 bowl sink unit overlooks the rear garden. The utility room has side door, worksurface and space for washing machine and tumble dryer, also having cupboards over.

On the first floor there are four bedrooms and a family bathroom. Three of the bedrooms benefit from in built storage and the master bedroom has bay window and en suite shower room with double shower cubicle, wash basin and WC. The property has front and rear gardens, garage with pedestrian side door and side patio / BBQ area.

Hallway

Window to front, stairs, door to:

6'11" x 6'4" (2.10m x 1.92m)

Window to side.

WC

Window to front.

Understair Storage

Storage cupboard.

Lounge

16'4" x 10'10" (4.97m x 3.31m)

Bay window to front, open plan to Dining Room, door to:



Dining Room

12'6" x 10'10" (3.80m x 3.31m)

Sliding door, door to:



Kitchen

14'10" x 8'9" (4.53m x 2.66m)

Window to rear, open plan, door to:

Landing

Door to:

Bedroom 1

10'11" x 9'7" (3.32m x 2.93m)

Window to front, door to:

Bedroom 2

10'2" x 10'0" (3.09m x 3.04m)

Window to rear, double door, door to Storage cupboard.

Bedroom 3

6'11" x 10'00" (2.11m x 3.05m)

Window to rear, door to:

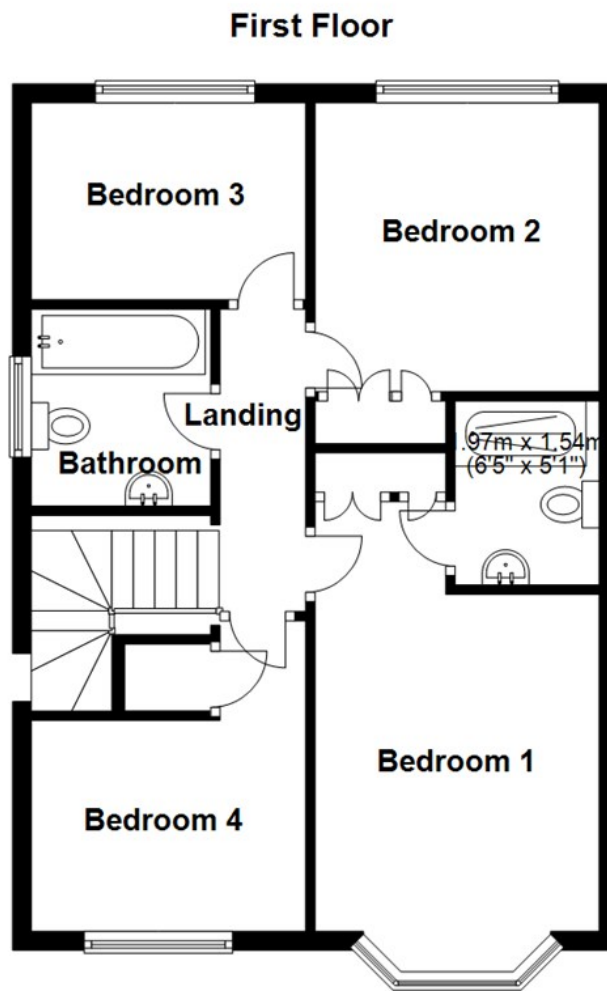
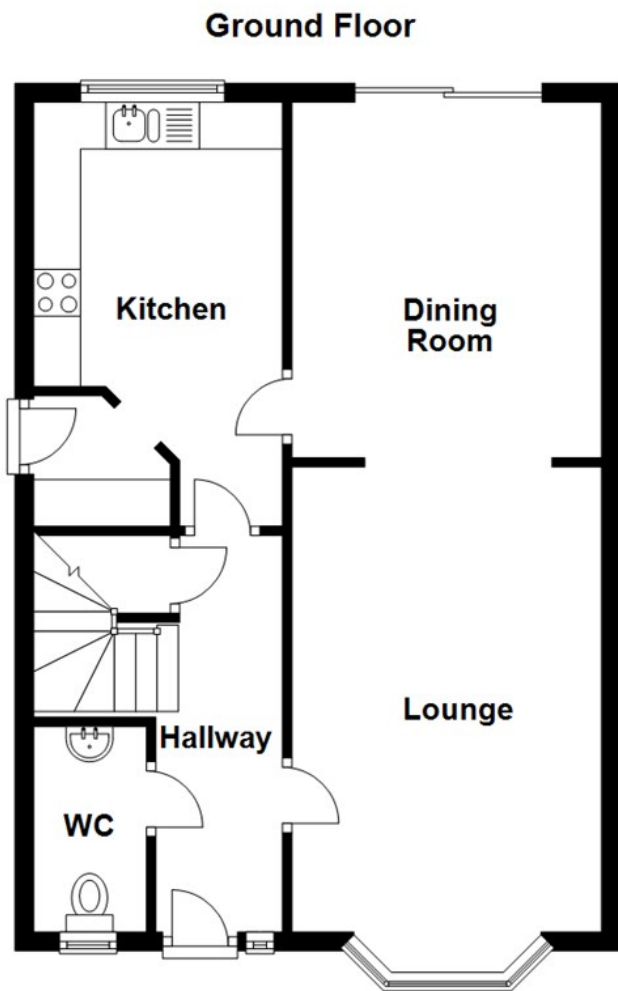
Bedroom 4

6'7" x 10'0" (2.00m x 3.04m)

Bay window to front, door to:

Bathroom





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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