

**MARTINS
ESTATES**
SALES AND LETTINGS

39 Cudworth Road
Ashford, Kent TN24 0BG

Offers In Excess Of £390,000

A rare and fantastic opportunity to create a sizeable detached family home with further development opportunity to the rear for a detached dwelling subject to planning approval or a chance to convert the principal residence back into two, two bedroom cottages alongside the potential to create a dwelling to the rear. The accommodation comprises entrance porch with door to hall and stairs to the first floor. From the hall doors lead to the living room on the left and the living room on the right. The living room on the right opens into the former dining area whilst the living room on the left opens into another living room. The dining room on the the right has stairs to the first floor and opens into the kitchen. The living room on the right opens into rear lobby with door to the rear and door to the family bathroom. Between the dining room on the right and the living room on the left are connecting doors, an under stair storage space and a utility area. On the first floor which can be accessed by a staircase from the front hall or a further staircase from the dining room are four bedrooms, two overlooking the front and two to the rear. The property has front and rear gardens and parking to the left hand side with personal access to the rear garden. the rear garden is approximately 160ft in length and 30 ft wide and is well planted and established. There is an outside working WC and shed in the adjacent former WC. To the rear boundary there is vehicular access to a detached garage from Bath Road offering the potential to open up a building plot subject to the relevant planning permission being obtained.



Porch
Two windows to side, two windows to front, door to:

Hall
Door to:

Living Room
11'1" x 6'7" (3.38m x 2.00m)
Window to front, open plan to Dining Room, door to:

Dining Room
6'7" x 9'5" (2.00m x 2.86m)
Window to side, stairs, door to Storage cupboard, open plan to Kitchen, door to:

Storage Cupboard
Storage cupboard.

Living Room
11'1" x 6'7" (3.38m x 2.00m)
Window to front, stairs.

Living Room
10'1" x 12'0" (3.08m x 3.66m)
Window to side, door to:

Kitchen
6'6" x 11'8" (1.99m x 3.56m)
Window to rear, door to:

Lobby
Door to:

Utility Area
8'0" x 3'2" (2.44m x 0.97m)
Window to rear, open plan to Storage cupboard, door to:

Bathroom
Window to rear, door to:

Bedroom
12'0" x 12'0" (3.65m x 3.66m)
Window to front, door to Storage cupboard, door to:

Storage Cupboard
Storage cupboard.

Bedroom
9'3" x 15'3" (2.81m x 4.64m)
Window to rear, window to side, open plan, door to:

Storage Cupboard
Storage cupboard.

Bedroom
9'3" x 9'4" (2.81m x 2.84m)
Window to side, door to Storage cupboard, door to:

Bedroom
12'0" x 11'8" (3.65m x 3.56m)
Window to front.

WC

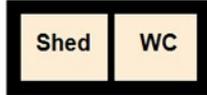
Shed



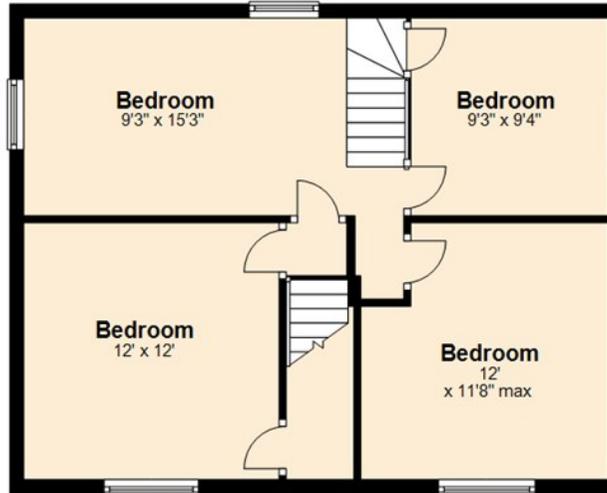




Ground Floor
Approx. 798.0 sq. feet



First Floor
Approx. 591.0 sq. feet



Total area: approx. 1389.0 sq. feet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(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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