

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ndhcom 2024. REF: 1118499



Approximate Area = 1984 sq ft / 184.3 sq m
Garage = 336 sq ft / 31.2 sq m
Total = 2320 sq ft / 215.5 sq m
For identification only - Not to scale

Bobbin Close, Headcorn, Ashford, TN27

2 Bobbin Close, Ashford, TN27 9AW

Price Guide £695,000
EPC RATING: B





GUIDE PRICE £695,000 - £715,000

Presented in exceptional condition throughout, this five double bedroom detached double fronted ex show home benefits from the remainder of its NHBC Warranty and offers well planned living space, including a generous hallway leading to the spacious dual aspect lounge, dining room and the exceptional fully fitted kitchen/dining room and utility room beside. With en-suite to the master bedroom and four piece family bathroom servicing the remaining four bedrooms, the property also benefits from off street parking in front of the double garage, with twin up and over doors, and a personal door from here to the paved patio and lawned gardens with mature trees and shrub beds.

This popular development, just off Grigg Lane, is located only a short walk to the centre of the village, which offers a range of independent shops, pubs and restaurants as well as nearby doctor's surgery, playground and well regarded primary school. Commuters are also well catered for, with regular mainline train services into London as well as easy access by car to the M20 motorway.

MATERIAL INFORMATION

Freehold
Council Tax Band G
EPC Report B



- GUIDE PRICE £695,000 - £715,000 • Detached Double Frontage Ex Show Home • Remainder Of NHBC Remaining • Spacious Dual Aspect Lounge, Seperate Dining Room • Exceptional Kitchen/Dining Room With Utility Room Beside • Five Bedrooms • En-Suite, Family Bathroom And Downstairs Cloakroom • Double Garage Beside With Off Street Parking • Quiet Village Cul De Sac • Mature Rear Gardens

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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