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Ashford Homes



30 Albert Road Ashford

DEDICATED TO ASHFORD PROPERTY

## 30 Albert Road Ashford, Kent TN24 8NX

A 1960's detached family home, located in a highly sought after location close to the town centre, extended to the rear and providing tremendous potential for further extension if required, with a south-facing rear garden and being sold with no onward chain.

OIEO: £400,000



### The property

**Ground Floor** – Entrance porch leading to hall with w/c, large living room, kitchen and then garden room that wraps around to the garage and then passage way to front.

**First Floor** – Three bedrooms and a family bathroom.

**Outside** – Neatly landscaped rear garden, small front garden and driveway.

### Travel

- Ashford International Station Under a mile walk
- Canterbury 13 miles





## Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

## Position:

Albert Road is located in the centre of Ashford and represents a secluded and quiet residential area that is highly convenient for amenities and transport links. Albert Road predominantly comprises larger Victorian homes with good sized gardens. Thanks to the conservation area status, the character in the road will be protected and enhanced for years to come and has helped make this one of the most highly regarded locations in Ashford.

## Description

Having benefitted from an overhaul in 2006, when the electrics and heating hardware were updated and replaced, and then a further revamp this year seeing redecoration throughout, this home is suitable for immediate occupation. The floor plan should be studied to appreciate the extent of the ground floor accommodation on offer, as this wraps around the original footprint of the house. Ideal for muddy kids to kick their boots off, or alternatively those dog lovers out there, there is a covered passageway between the kitchen and the garage that leads through to the rear garden.

The living room is of generous proportion and still retains the serving hatch to the kitchen, a date stamp to its architectural heritage that I for one would certainly keep. In this room, there is a gas fire and then access to the garden room that is also heated on the main GCH system.

## Outside

The garden to the rear has recently benefitted from significant investment, levelling out former undulations and then re-turfing the entire lawn – with not a weed in sight!

The borders are fenced on two sides, with an attractive brick wall to the right hand side.

There is a relatively new range of shrubs and plants to the far boundary, that will of course mature in the coming years to provide further seclusion. Facing south, this garden is a real sun trap and the patio appears plenty big enough for entertaining and BBQ's as required.

To the front there is off street parking for one car, but with potential for adaption to provide additional parking if required. On street parking is sensibly restricted to permit holders only and these permits can be purchased annually from the local Council for circa £40. Books of visitor parking permits are available at the equivalent cost of £1 per day.

## Directions

**Approaching Ashford from Maidstone on the M20**, exit the motorway at Junction 9. Take the third exit of Junc 9 roundabout and head up the hill towards the Drivers roundabout. Here, take the first exit and follow Simone Weil Avenue to the end. At the traffic lights, turn right into Canterbury Road and then continue for ½ mile or so, following the road to the left as it forks. After this fork, Albert Road is a short way along on the right hand side, turning just before you reach the town centre ring road. The property itself can be found on the left hand side of the road.

**Sat Nav TN24 8NX**

## Services:

All mains services are connected.

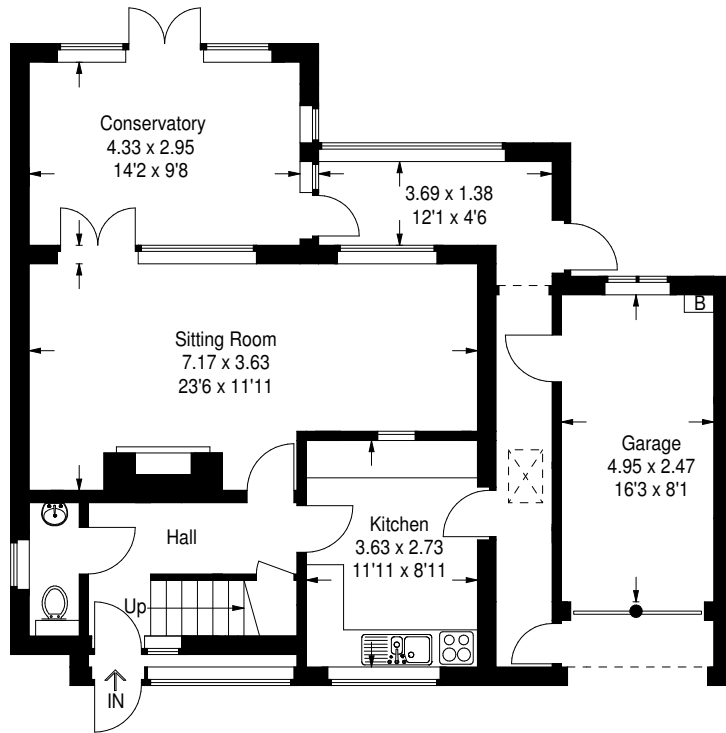
## Viewing:

Strictly by appointment with the agent.

**AI 632**

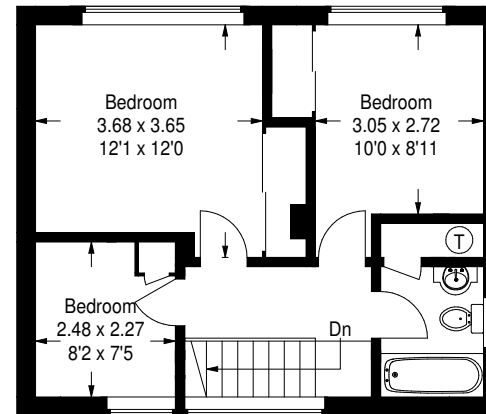


# 30 Albert Road, Ashford



**Ground Floor (Including Garage) = 88.4 sq m / 951 sq ft**

Approximate Gross Internal Area  
131.6 sq m / 1416 sq ft



**First Floor = 43.2 sq m / 465 sq ft**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID709095)



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## Energy Efficiency Rating

This graph shows the current energy efficiency of this property. The full version of the certificate is available upon request.



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## Ashford

Ashford is a vibrant and rapidly expanding town that has benefitted from significant investment in recent years. Both retail and recreational facilities have been enhanced, including the popular McArthur Glen retail outlet and a second cinema in the town centre. There is a comprehensive housing plan that will provide additional employment, schooling options and green spaces around the town.

Schooling options include state, grammar and private, many with excellent or outstanding Ofsted ratings. The town is surrounded by beautiful Kentish villages, rolling countryside to the north and then the flats of the Romney Marsh to south. The coast is within a 20-minute drive and Ashford International Station provides high speed trains (HS1) to London St Pancras in 37 minutes.



## Ashford Office:

Romney House  
Orbital Park  
Ashford, Kent TN24 0HB  
**01233 506260**

## Tenterden Office:

9 The Fairings  
Oaks Road  
Tenterden, Kent TN30 6QX  
**01580 766766**



**Ashford Homes**



# Are you planning to sell your house?

**Not everyone needs to sell their house in order to buy, but the reality is that the majority of us do.**

Are you in the early stages of looking for suitable properties, and need an accurate valuation of your home?

Maybe you would like some advice to assist you with your plans – I would be pleased to help.

Perhaps your house is already on the market, and you would like a second opinion, I can help with that, too.

Working in Estate Agency since 2006 I have a huge amount of experience selling all manner of property types and sizes.

To successfully sell your house at the right price and buy the next one, it is essential to have an agent with proven local knowledge and valuation experience.

Hobbs Parker are not only busy selling property in Ashford, we are also busy promoting and supporting Ashford through the marketing that we do online and within social media.

The first few weeks of marketing your house are vitally important. Having an agent that can put your house in front of the right buyers from the outset makes all the difference.

Ashford is entering very exciting times and Hobbs Parker is at the forefront of making sure that our clients' properties receive the value that they deserve.

With over 160 years of experience in Ashford and its surrounding villages, we offer you all of this expertise and experience under one roof.

Whatever stage you are at, feel free to give me a call.

I would be happy to help.



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Tenterden

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