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Ashford Homes

27 Albert Road Ashford

DEDICATED TO ASHFORD PROPERTY

27 Albert Road Ashford, Kent TN24 8NX

A fabulous Victorian family home, located in a highly popular residential area, with large rooms throughout and accommodation over three floors, retaining much of its original charm and character and all within walking distance of the town centre, Ashford International Train Station and Ashford's two grammar schools.

Guide Price £525,000



Accommodation

Ground Floor - Sitting room/dining room, extra reception leading to, kitchen, conservatory & w/c.

First Floor - Three double bedrooms, shower room and separate w/c.

Second Floor - Double bedroom with en-suite & access to loft space.

Outside - Large rear garden.

Travel

- Ashford (International Train 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

A substantial Victorian semi-detached home retaining much of the original charm and character you would hope to see. Features such as stripped floorboards, numerous feature fireplaces, deep skirting boards and some original doors are present throughout. The extensive reception rooms give a real sense of space which can be used very flexibly. The most notable alteration to the original form has been the addition of a large conservatory to the rear. This provides a fantastic space for relaxing, dining and entertaining, and connects onto the kitchen perfectly. With fitted blinds, it is a very useable room throughout the seasons and leads onto the rear garden via French doors, enhancing the sense of space and natural light in the house. Off the kitchen is a W/C and laundry room. In the centre of the house, on the ground floor, there is an additional reception room, ideal as a home office or play room.

Upstairs offers four large and light double bedrooms, one with an ensuite, again with plenty of space for home working or study. The large loft area is currently used for storage.

Outside

There is a large rear garden that is mainly laid to lawn and fence enclosed, with a shed at the rear. A full width patio sits adjacent to the rear of the house and leads around the side to the front. This established garden is secluded from neighbouring properties and enjoys a great deal of privacy at both ends.

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 Drovers 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 right hand side of the road. **Sat Nav TN24 8NX.**

Agents Note

Parking permits are available from Ashford Borough Council for on street parking on Albert Road at a cost of £25pa. Books of visitor parking permits are available at the equivalent cost of £1 per day. Off road parking may be possible with an application to drop the kerb.

Services

All mains services are connected.

Viewing

Strictly by appointment with the agents **(A1601)**

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Ashford

Ashford is a vibrant market and commuter town with a modern infrastructure including an International Station with Eurostar trains to Europe and 37 minute High Speed trains to London St Pancras. There are two M20 motorway junctions and principal road links to surrounding towns.

Whilst there are many period houses and buildings throughout the town, it is contemporary development

that is the beating heart of Ashford with a recent town centre shopping development, the McArthur Glen retail outlet designed by Lord Rogers, a Waitrose store and John Lewis furnishing store.

Major leisure facilities include The Stour Centre and Julie Rose Stadium.

The vibrancy of the town makes Ashford a desirable place to live and work which is why in 2005 it was voted the fourth best place to live in the United Kingdom.



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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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