



Park View

Hodsoll Street | Ash | TN15 7LN

**ROBINSON
MICHAEL
& JACKSON**
LOCAL OFFICE
01474 333111
FOR SALE



Park View

Hodsoll Street, Ash, TN15 7LN

Guide Price £475,000 - £500,000

Freehold

Situated in the sought after village of Hodsoll Street is three-bedroom semi-detached house with views of fields and farmland and a detached garage with driveway parking for 4 cars.

Benefitting from:

- Total Square Footage: 1304.9 Sq Ft
- Porch & Hallway
- Two Reception Rooms
- 19' Kitchen
- Utility Room & G/Floor Cloakroom
- Conservatory/Office Room
- First Floor Shower Room
- Double Glazing
- Gas Central Heating
- Garage and Driveway to side
- Views to Front and Rear
- Viewing Strongly Recommended
- Council Tax: D
- EPC Rating: E



Accommodation

Entrance Hall 1.78m x 0.86m (5'10" x 2'10") Entrance door. Double glazed window to front and side Radiator. Understairs cupboard. Laminate wood flooring. Doors to:-

Lounge: 4.8m x 3.78m (15'9" x 12'5") Double glazed bay window to front. Radiator x 2. Laminate wood flooring.

Dining Room: 3.25m x 2.74m (10'8" x 9') Double glazed door to conservatory. Radiator. Coved ceiling. Laminate wood flooring.

Conservatory: 2.74m x 1.98m (9' x 6'6") Double glazed French doors to garden. Laminate wood flooring.

Kitchen: 6.05m x 2.51m (19'10" x 8'3") Double glazed window to side x 2. Fitted wall and base units with roll top work surface over. Double bowl sink unit. Built-in double oven and hob. Tiled splashbacks. Built-in cupboard housing gas fired central heating boiler. Built in cupboard housing hot water cylinder. Radiator. Inset spotlights.

Utility Room: 1.52m x 1.4m (5' x 4'7") Double glazed door to garden. Plumbing with washing machine. Work top. Tiled walls.

GF Cloakroom: 1.4m x 0.86m (4'7" x 2'10") Low level w.c. Pedestal wash hand basin. Radiator. Extractor fan. Partly tiled walls.

First Floor Landing: Double glazed window to side. Access to loft. Doors to: -

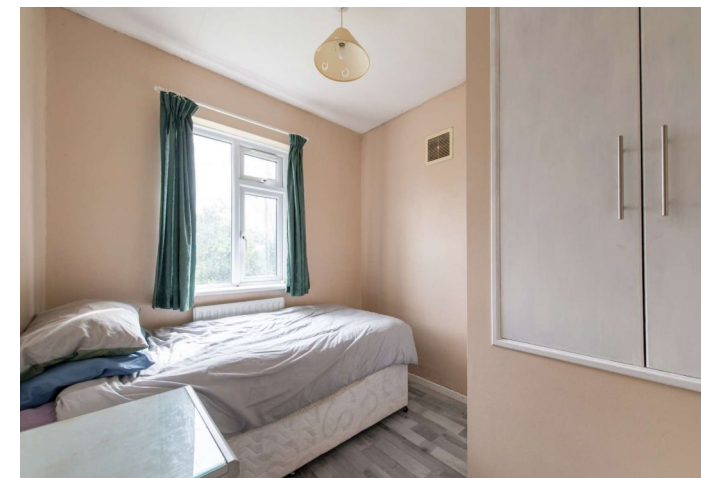
Bedroom 1: 3.38m x 3.3m (11'1" x 10'10") Double glazed window to front with views of fields. Radiator. Laminate wood flooring.

Bedroom 2: 3.43m x 3.02m (11'3" x 9'11") Double glazed window to rear with views of fields. Radiator. Carpet.

Bedroom 3: 2.72m x 2.13m (8'11" x 7') Double glazed window to front with views of fields. Built-in cupboard. Radiator. Laminate wood flooring.

Bathroom: 2.13m x 1.68m (7' x 5'6") Frosted double glazed window to rear. Frosted double glazed door to side. Suite comprising panelled bath with mixer tap and shower attachment. Tiled shower cubicle. Pedestal wash hand basin. Heated towel rail.

Separate W.C. Double glazed window to side. Radiator. Low level w.c. Tiled flooring.





Exterior

Front Garden: Laid to lawn. Lawned side garden. Side gate.

Rear Garden: Decked patio area. Laid to lawn. Fenced to side and rear. Paved area to side.

Garage: Detached garage to side with driveway for four cars.

Additional Information

Ash-cum-Ridley is a civil parish in the Sevenoaks district of Kent, England. According to the 2001 census the parish had a population of 7,070, reducing to 6,641 at the 2011 Census.[1]

The parish includes four main settlements:

Ash is a small village including the London Golf Club.

New Ash Green, a planned settlement.

Hodsoll Street is a hamlet.

Ridley, another small village.

New Street is another hamlet, east of Ridley and north of Hodsoll Street; OS grid reference TQ6264.

Ash and Ridley were formerly separate parishes. Both were part of Dartford Rural District and Axstane Hundred.

Council Tax - D

EPC Rating - E





Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

Location



*All distances from branch postcode. Train time from nearest station.

(All distances & times are approximates)

FOR MORE INFORMATION CONTACT US TODAY.

Andy Plaistowe - Branch Partner

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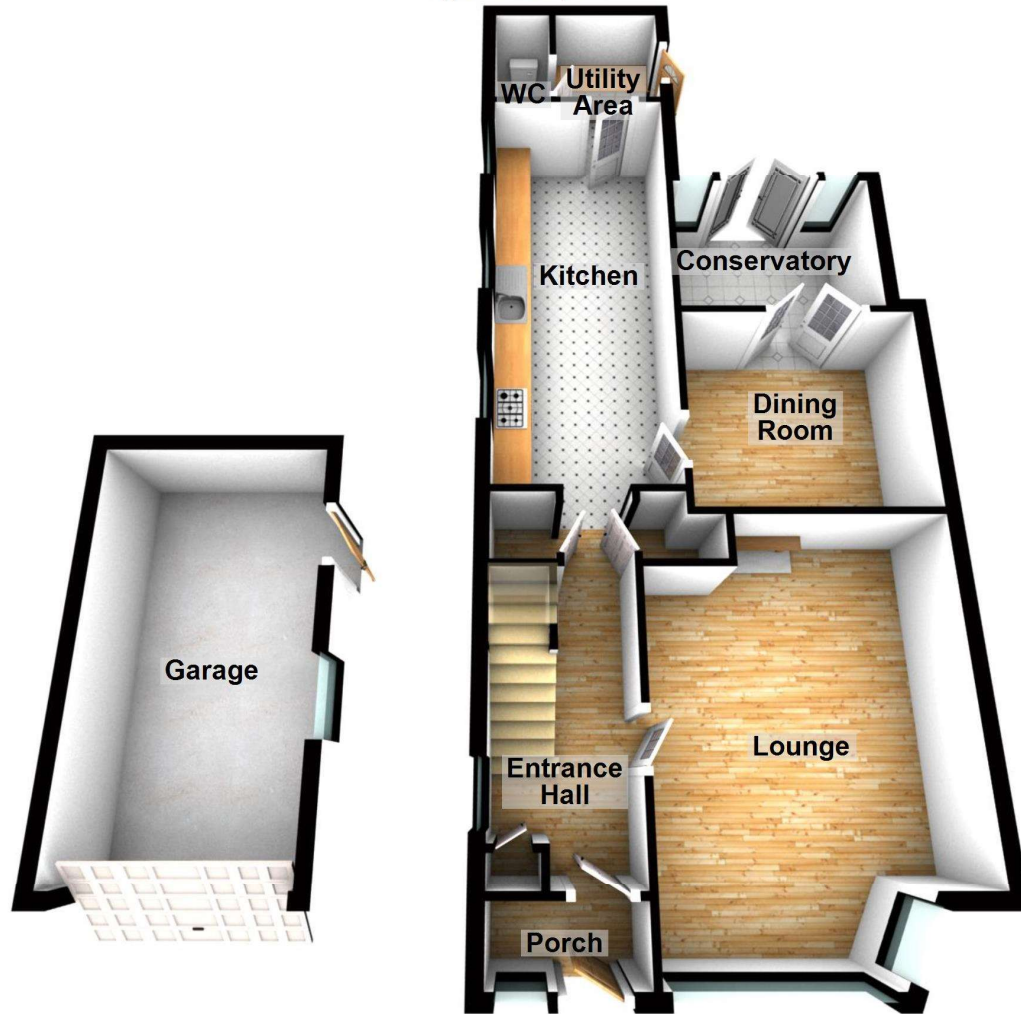
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ROBINSON MICHAEL & JACKSON



Ground Floor

Approx. 855.8 sq. feet



First Floor

Approx. 449.1 sq. feet



Total area: approx. 1304.9 sq. feet

Please be advised this plan is offered for marketing purposes only. It can not be relied upon for exact or precise measurements, angles, window or door openings. Whilst every effort is made to ensure the accuracy the company or provider accepts no responsibility for the content.
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