



**Price**

**£550,000**

**Freehold**

4x  3x  3x 

**Magpie Hall Road,  
Stubbs Cross, Ashford,  
Kent, TN26**

*Wards*  
Helping you move forwards





## Main features

- Spacious driveway
- Garage
- Generous size garden
- Great position close to local amenities and good schools
- Short journey to town centre, with good transport links

## Accommodation

### GROUND FLOOR

Hallway  
 Lounge: 13'1 x 12'0 (3.99m x 3.66m)  
 Family Room: 10'9 x 9'9 (3.28m x 2.97m)  
 Bathroom  
 Kitchen/Breakfast Room: (L-shaped) 23'3 x 19'0 (7.09m x 5.80m) plus 11'1 x 8'1 (3.38m x 2.47m)  
 Utility Room: 8'7 x 5'0 (2.62m x 1.53m)  
 Dining Room: 15'2 x 11'9 (4.63m x 3.58m)

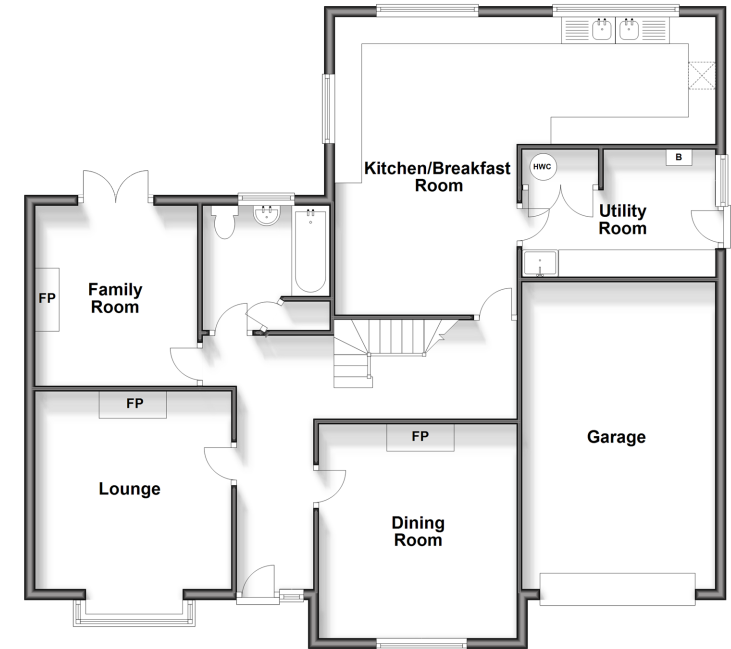
### FIRST FLOOR

Landing  
 Bedroom 1: 14'0 x 11'2 (4.27m x 3.41m)  
 En-Suite Shower Room  
 Bedroom 2: 14'0 x 11'4 (4.27m x 3.46m)  
 Bedroom 3: 11'0 x 5'9 (3.36m x 1.75m)  
 Bedroom 4: 9'1 x 5'7 (2.77m x 1.70m)  
 Bathroom 2

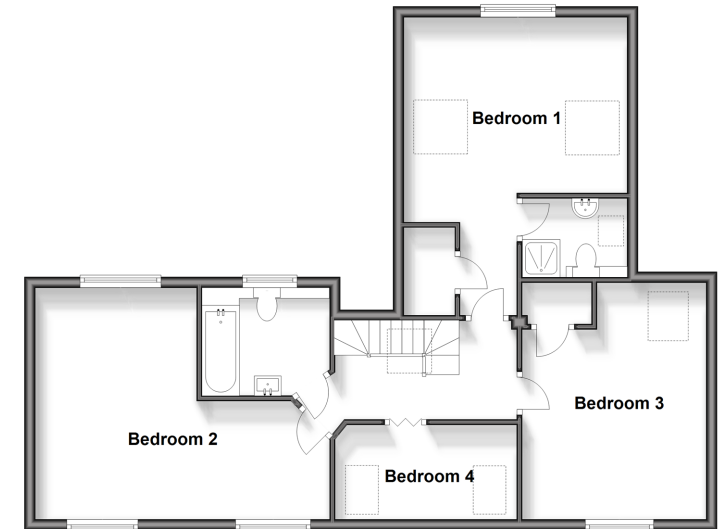
### OUTSIDE

Front & Rear Gardens  
 Garage: 18'5 x 11'2 (5.62m x 3.41m)  
 Driveway

**Ground Floor**  
 Approx. 118.7 sq. metres (1278.1 sq. feet)



**First Floor**  
 Approx. 73.8 sq. metres (794.3 sq. feet)



**Call Ashford - 01233 639531 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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