



**Ashdene Drive, Crofton Wakefield WF4 1PQ**

**welcome to**

**Ashdene Drive, Crofton Wakefield**

This beautifully presented five-bedroom house offers an exciting home for the growing family in the popular residential area of Crofton! Ashdene Drive is incredibly well-situated, well established neighbourhood close to incredible schools, local amenities and commuter links!





**Ground Floor**



**First Floor**

**Kitchen/Dining Room**

23' 11" max x 15' 10" max ( 7.29m max x 4.83m max )

**Living Room**

25' 8" max x 10' 9" max ( 7.82m max x 3.28m max )

**Bedroom One**

10' 11" max x 17' 9" max ( 3.33m max x 5.41m max )

**Bedroom Two**

15' 11" max x 12' 3" max ( 4.85m max x 3.73m max )

**Bedroom Three**

10' 6" max x 11' 1" max ( 3.20m max x 3.38m max )

**Bedroom Four**

13' max x 10' 8" max ( 3.96m max x 3.25m max )

**Bedroom Five**

6' 2" max x 7' 8" max ( 1.88m max x 2.34m max )

**Bathroom**

**Garage**

17' 5" max x 8' 10" max ( 5.31m max x 2.69m max )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Ashdene Drive, Crofton Wakefield

- Five-bedroom detached family home in a sought-after Crofton location
- Two reception rooms offering flexible living space and working space
- Downstairs W.C and separate utility room
- Principal bedroom with en suite shower room
- Integral garage with driveway providing ample off-street parking

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

offers in excess of



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAK124790 - 0013

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