

# MARTINS ESTATES

SALES AND LETTINGS

69 High Street  
Ashford  
Kent  
TN24 8SF

Tel: 01233 610 444



## The Forge Church Lane, Ashford, Kent TN26 1LS

**£1,300 PCM**

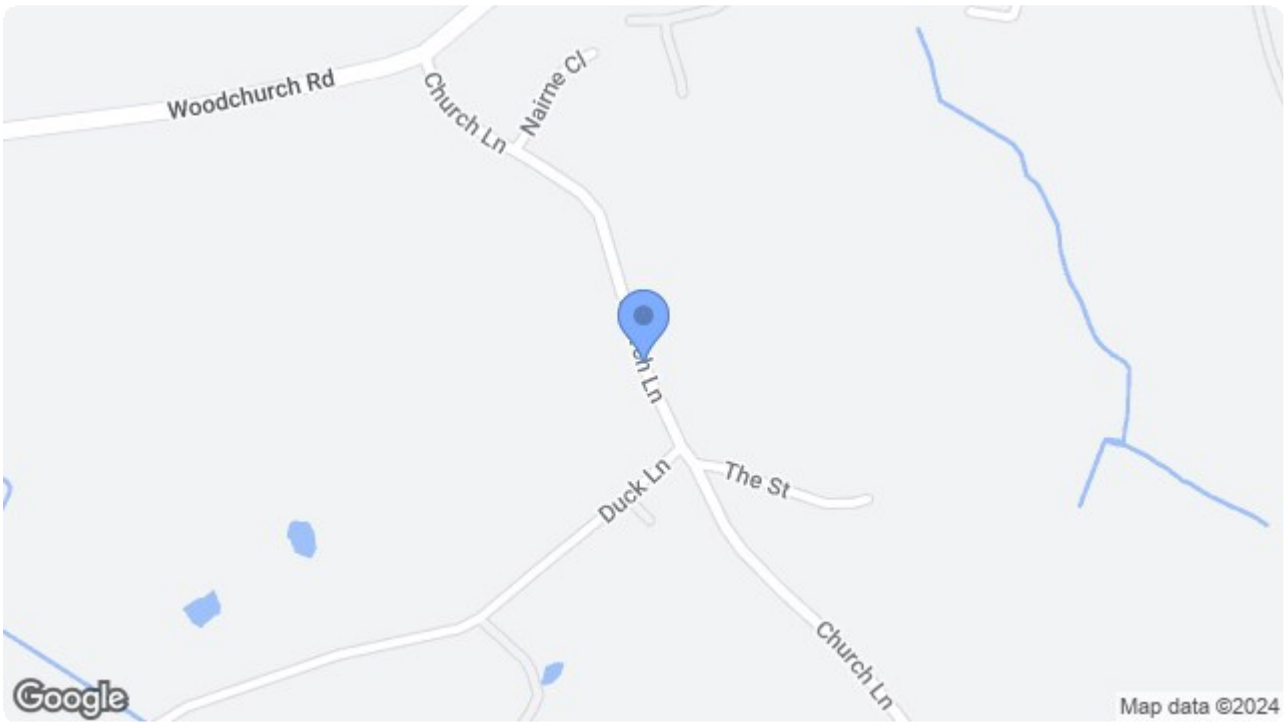
Welcome to this charming bungalow located in the picturesque village of Shadoxhurst, Ashford, Kent. This delightful property boasts 2 bedrooms, perfect for a small family or those looking for a cozy space to call home.

As you step inside, you'll be greeted by 2 reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. The former forge adds a touch of character to the property, making it truly unique.

Situated in a rural location, you'll enjoy the tranquillity and peacefulness that this setting provides. With off-road parking and space for 1 vehicle, convenience is at your doorstep. The detached nature of the property offers privacy and a sense of exclusivity.

Whether you're looking for a residence surrounded by nature, this bungalow has it all. Don't miss out on the opportunity to make this charming property your own slice of countryside paradise.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em;">78</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<span style="font-size: 1.5em;">52</span>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em;">50</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<span style="font-size: 1.5em;">28</span>	
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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