



MARTINS ESTATES

SALES AND LETTINGS

Martins Estates Sales And Lettings High Street
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22 Wagtail Walk, Ashford, TN25 7GQ

Asking Price £335,000

A beautifully presented three-bedroom semi-detached town house offering generous accommodation across three floors, positioned on the highly sought-after Finberry development in Ashford.

The ground floor features a spacious lounge/diner, with an internal door leading directly into the utility room, which then provides access out to the rear garden — a practical and family-friendly layout. The well-appointed fitted kitchen is also on the ground floor and benefits from a range of built-in appliances, including a four-ring gas hob, extractor hood, oven, a one-and-a-half bowl sink unit, together with ample work surfaces and additional space for further appliances if required. A cloakroom/WC completes the ground floor.

Across the upper floors are three well-proportioned bedrooms along with a modern family bathroom featuring a separate shower, WC and wash basin. The property is beautifully maintained throughout and further benefits from two allocated parking spaces.

Finberry is one of Ashford's most desirable modern developments, offering tree-lined pathways, play parks, attractive green spaces and a genuine community atmosphere.

Ashford provides excellent connectivity via the Ashford International Passenger Station, offering High-Speed services to London St Pancras in approximately 38 minutes, along with links to Europe. The acclaimed Ashford Designer Outlet is also close by, boasting premium brands, restaurants, cafés and seasonal events.

The town offers a comprehensive range of amenities including supermarkets, gyms, cinema, the Curious Brewery, Victoria Park, excellent schools and easy access to the M20 at Junctions 9 & 10/10A, making it ideal for

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Open Plan Kitchen / Living Room

25'4" x 13'3" (7.74m x 4.05m)

First Floor

Bedroom Two

12'5" x 8'7" (3.80m x 2.63m)

Bedroom Three

16'3" x 10'0" (4.97m x 3.06m)

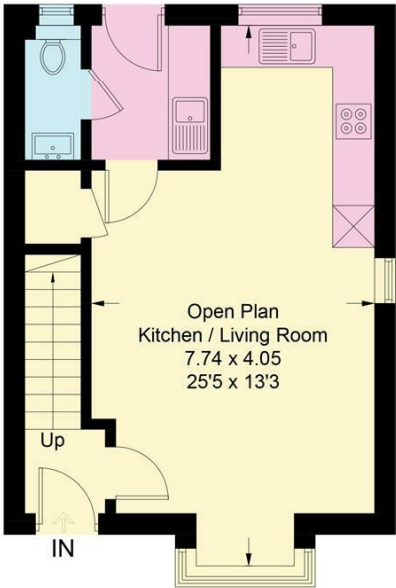
Second Floor

Bedroom One

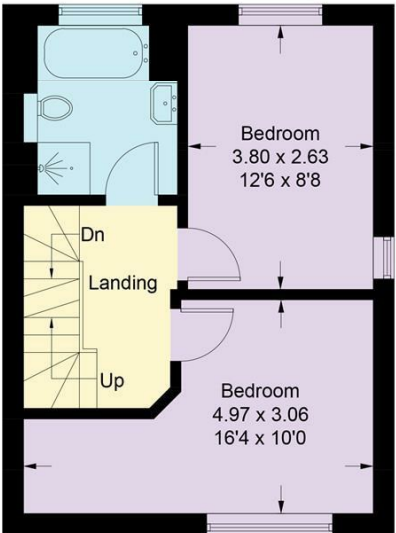
13'2" x 12'6" (4.02m x 3.82)

Wagtail Walk, Ashford, TN25

Approximate Gross Internal Area = 91.3 sq m / 983 sq ft

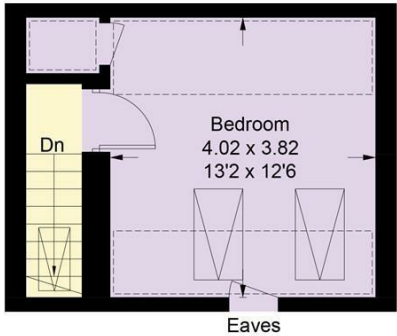


Ground Floor



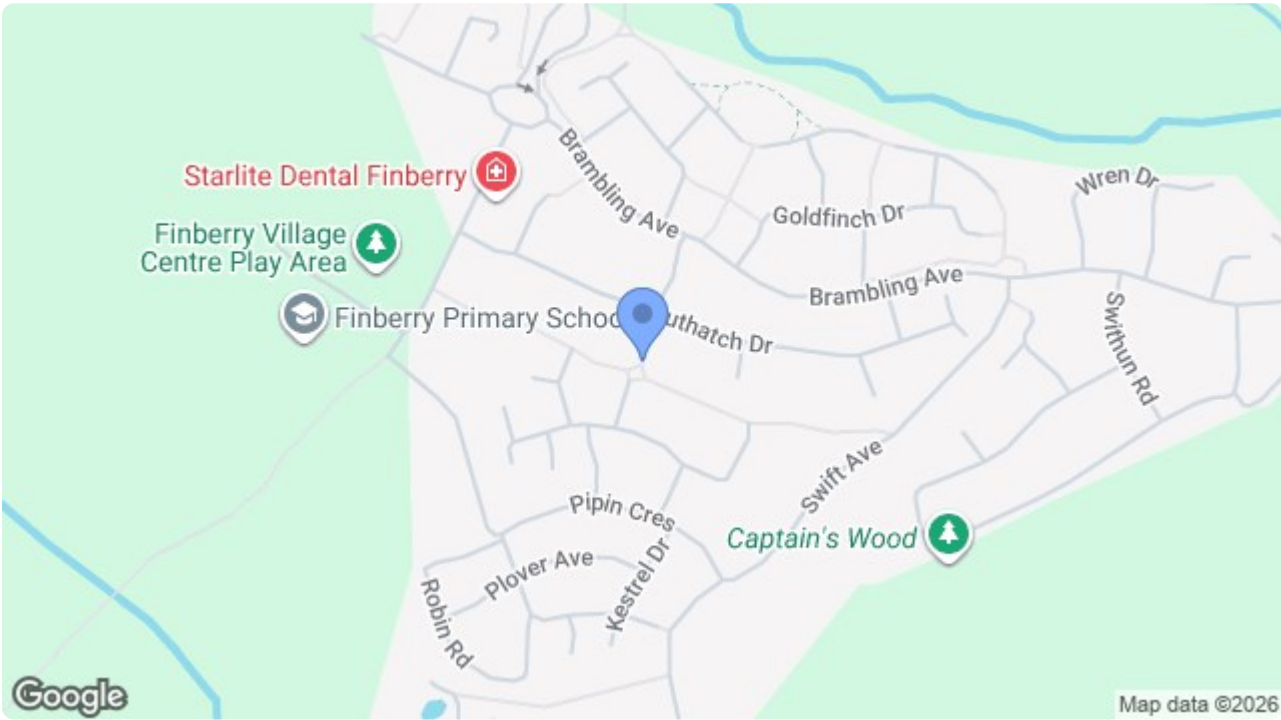
First Floor

= Reduced head height below 1.5m



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1269397)



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 78 | 83 |
| | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | | |
| | | EU Directive 2002/91/EC | |

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