

for sale

offers over **£365,000**



## Heritage Road Kingsnorth Ashford TN25 7LF

Located in a sought-after, modern development, this immaculate three-bedroom semi-detached home offers a perfect blend of contemporary living and practical features. Spanning across three floors, the property provides ample space for a growing family or professionals seeking extra room.





# Heritage Road Kingsnorth Ashford TN25 7LF

## Lounge

13' 7" x 10' 4" ( 4.14m x 3.15m )

## Cloakroom

## Kitchen

13' 9" x 11' 1" ( 4.19m x 3.38m )

## First Floor

## Bedroom 2

13' 11" x 9' 3" ( 4.24m x 2.82m )

## Bathroom

## Bedroom 3

11' 10" x 6' 10" ( 3.61m x 2.08m )



## Top Floor

### Bedroom 1

18' 3" x 13' 10" ( 5.56m x 4.22m )

### En-Suite

## Outside

### Rear Garden

### Office/Garden Room

8' 11" x 7' 5" ( 2.72m x 2.26m )

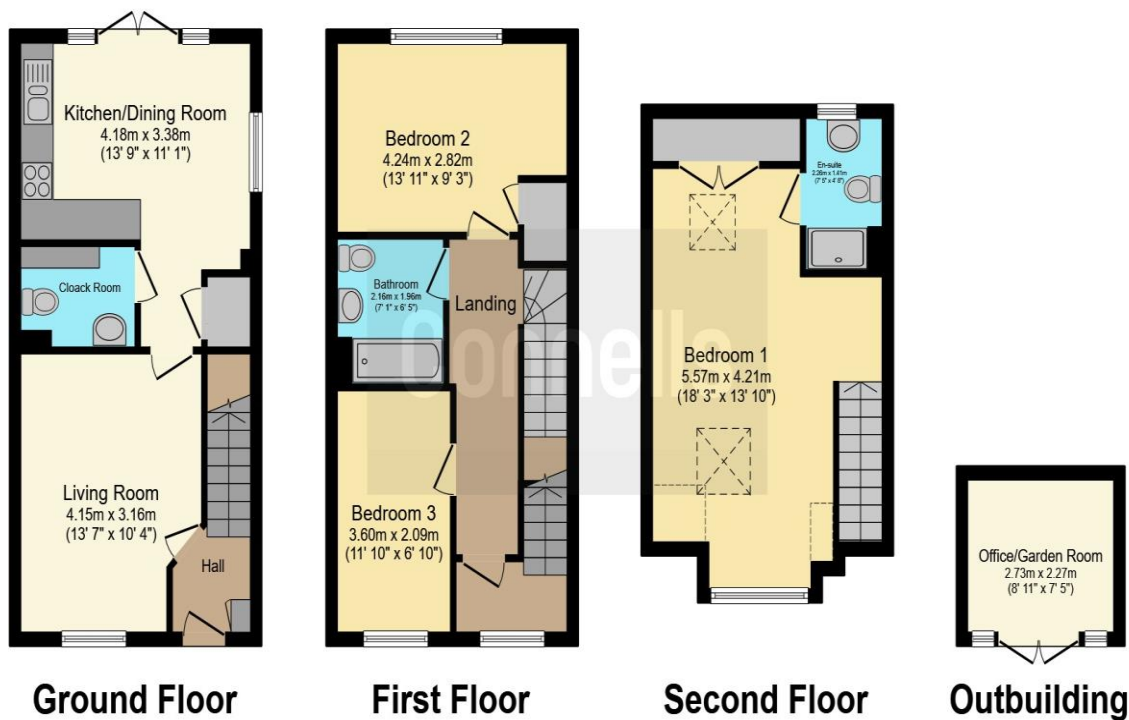
### Carport & Parking

## Agents Note

"The seller has advised that they pay approx. £276 per annum in service charges towards the upkeep"







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)

To view this property please contact Connells on

**T 01233 502020**  
**E [parkfarm@connells.co.uk](mailto:parkfarm@connells.co.uk)**

Unit 3 Moatfield Meadow Kingsnorth  
 ASHFORD TN23 3LU

Property Ref: PFM406102 - 0005

**Tenure:** Freehold

**EPC Rating:** B

**view this property online** [connells.co.uk/Property/PFM406102](http://connells.co.uk/Property/PFM406102)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)