



Orlestone View, Ashford, TN26 2LB

Guide Price £350,000 - £400,000



GUIDE PRICE £350,000 - £375,000. NO ONWARD CHAIN.

A four-bedroom terraced townhouse with garage, off road parking and master bedroom with en-suite, situated in the popular village of Hamstreet and just a short walk from amenities, the local primary school and mainline station.

The accommodation offers entrance hall with stairs to first floor, access to a ground floor cloakroom with WC and further doorways leading to the kitchen fitted with a range of wall and base units with integrated fridge freezer, washing machine, single oven, hob and extractor above, and a bright and spacious sitting room with under stairs storage and french doors leading out to the rear garden.

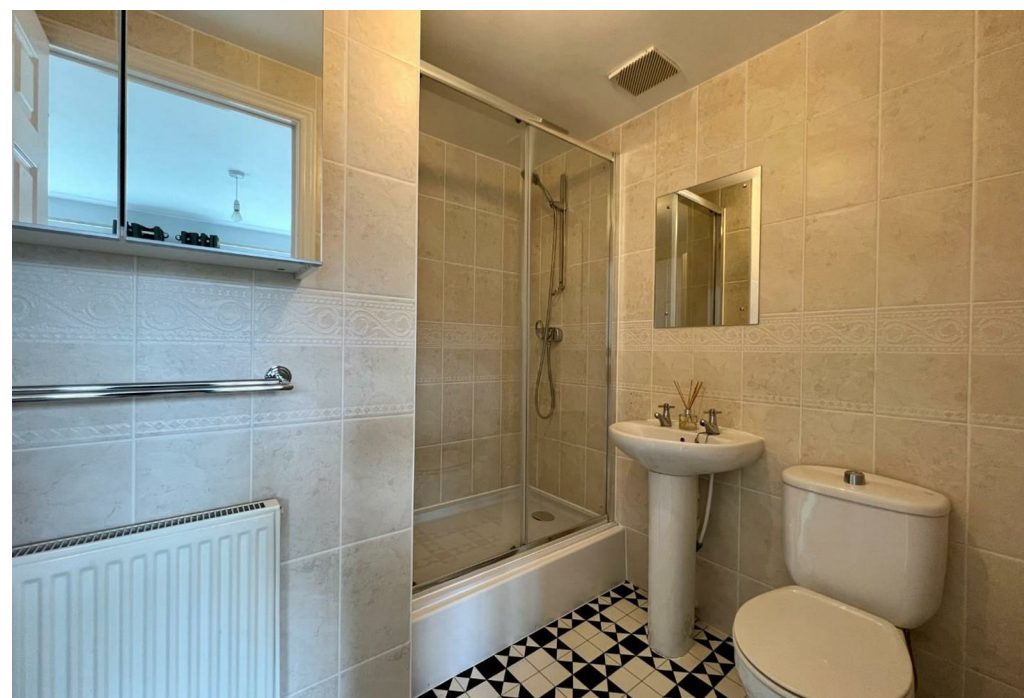
The first-floor landing leads onto the master bedroom with en-suite shower room, a further bedroom and a fully tiled family bathroom with suite comprising of bath with shower above, WC and pedestal basin. Stairs lead up to the second floor and on to two additional bedrooms.

The rear garden is mainly laid to lawn with paved patio and pathway leading to a doorway providing rear access into the garage. There is gated access out to a pathway leading to the parking area and around the terrace to the front of the property.

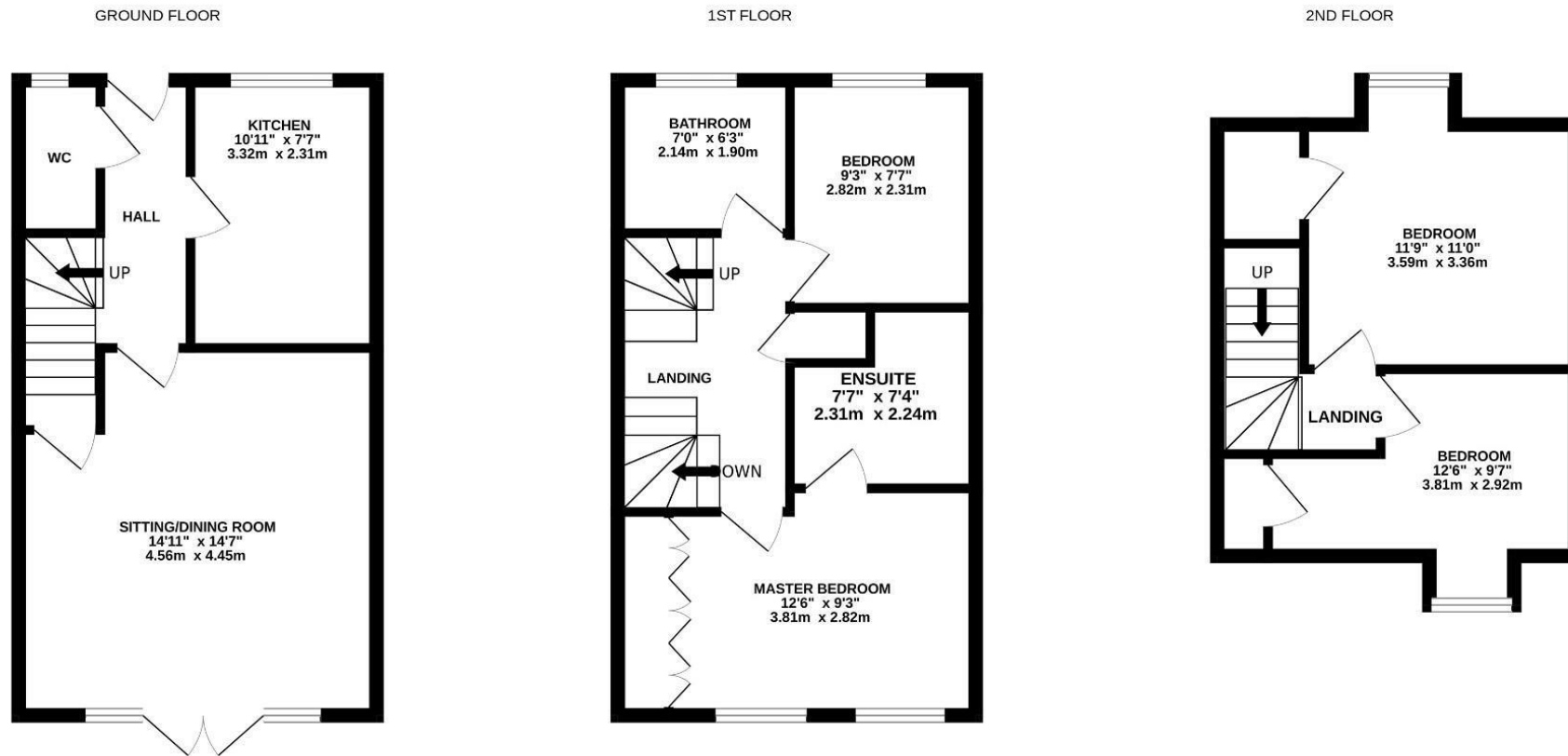
The popular village of Hamstreet offers a primary school and nursery, doctors surgery with dispensing chemist, post-office, convenience store, coffee shop, public house, hairdressers and dentist, as well as a takeaway and popular restaurant. The Sports Pavilion overlooks the recreation field and tennis courts, and the woodland nature reserve is only a short distance away.

The village has a train station offering regular services into Ashford International, where the high-speed service is available to London St Pancras (a journey of approx. 37 minutes), or services to Rye, and onwards to Brighton. By road, the A2070 bypass provides access towards Junction 10 of the M20.

Tenure - Freehold (Annual Estate Fee £212.62)
Services – Mains Water, Sewerage, and Electricity. Communal LPG Gas.
Broadband – Average Broadband Speed 17mb – 51mb
Mobile Phone Coverage – Okay to Good
Flood Risk – Low



Tenure: Freehold
Council Tax Band: D



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- FOUR BEDROOM TERRACE TOWNHOUSE
- NO ONWARD CHAIN
- GARAGE & OFF ROAD PARKING
- MASTER BEDROOM WITH EN-SUITE
- DOWNSTAIRS CLOAKROOM
- SOUGHT AFTER VILLAGE LOCATION
- WALKING DISTANCE TO TRAIN STATION & PRIMARY SCHOOL
- COUNCIL TAX BAND D - EPC TBC

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	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		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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