



## Haywain Close, Ashford

- Well presented three bedroom detached family home
- Three well proportioned bedrooms
- Driveway providing parking
- Large conservatory to rear
- EPC Rating: C
- Integral garage providing essential storage
- Master with en-suite shower room
- Sunny rear garden
- Good example of a family home
- Council Tax Band: D

**Offers In The Region Of £420,000 - Asking price**

**HUNTERS**<sup>®</sup>  
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# Haywain Close, Ashford

## DESCRIPTION

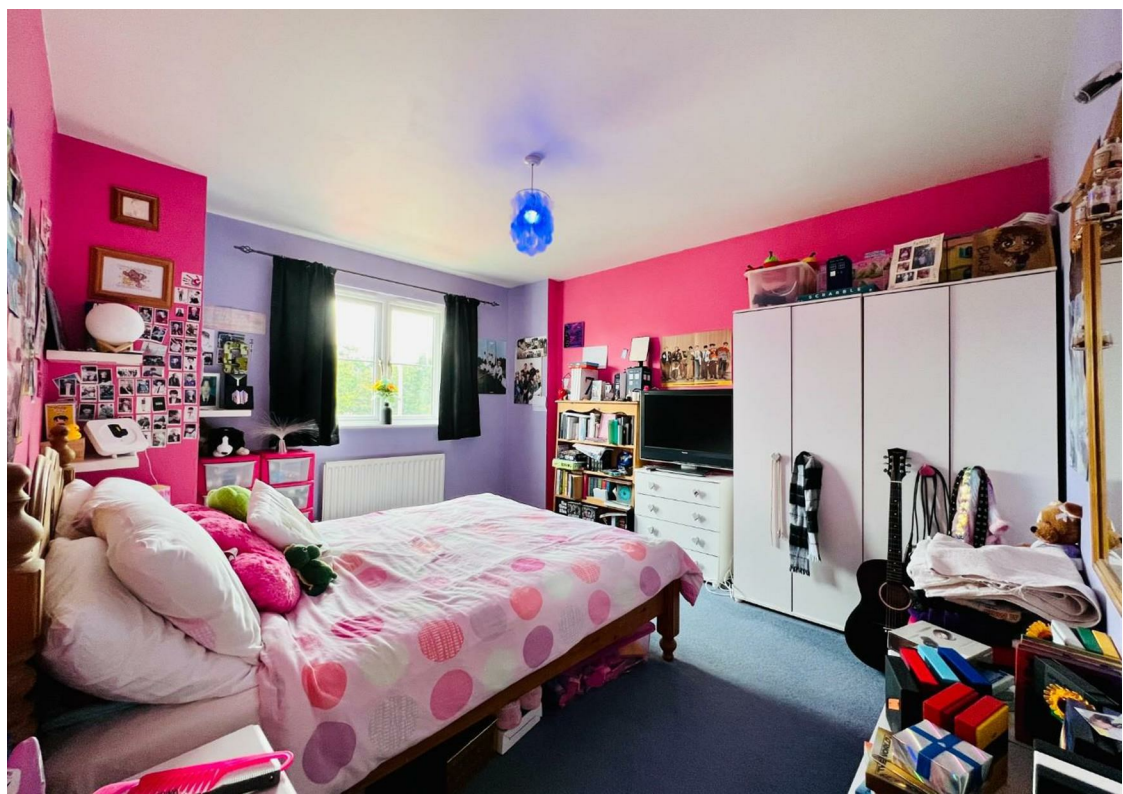
*Hunters are delighted to welcome to the market, this well presented three bedroom, detached family home – found within the popular Chartfields development. If you're looking to reside in a quiet neighbourhood, with all of Ashford's necessities close by, then look no further than this wonderful family home. The property is sat behind a well kept small frontage also offering a large driveway to the front of the home & integral garage, allowing spaces for 2 cars, the drive way itself leads to a single garage with up and over door providing essential storage space for all that comes with day to day family life.*

*The homes internal accommodation in brief comprises of a ground floor W/C, an essential for a family home. There's a large spacious lounge with large sun room to the rear of the home offering a view into the well kept garden. The large lounge leads through the french doors into the conservatory, the perfect addition to this house acting as another reception room. The home's kitchen, located at the front of the home, where you will find a array of wall and base units, plenty of work top space, the perfect window placement to gaze out of the window whilst tackling the washing up along with space for your free standing appliances you would need. Finishing the ground floor well is a door into the homes integral garage, offering the chance to convert to use as further living space STPP which has been seen on the estate in recent years.*

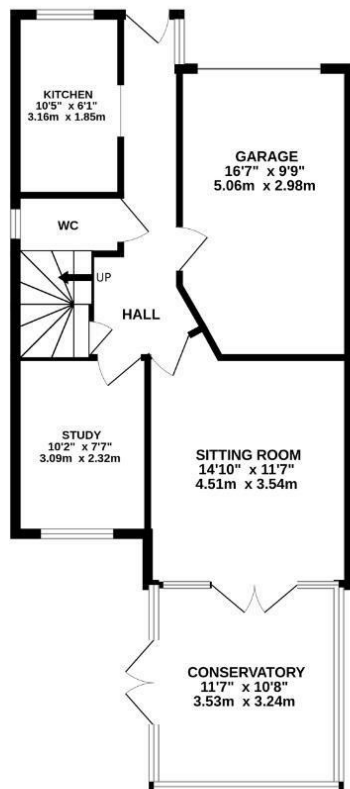
*The stairs rise from the hall, where you will discover a light flooded landing, offering three well proportioned bedrooms, two of which are home to large double beds, the master bedrooms is positioned at the rear of the home and boasts a en-suite shower room along with a fitted wardrobe. Across the hall, are bedrooms two & three, which are located at the front of the home, the guest bedroom is a spacious room and is finished with a large alcove, the ideal place for free standing furniture. Finally, there is a family bathroom that services bedrooms 2 & 3 with shower over bath, wash hand basin and W/C.*

*Externally, without a doubt a huge attraction for most, whilst the addition of a rear conservatory has been added, it's not taken away from the size of the garden in our opinion. There's a patio area that leads from the french doors of the conservatory, the perfect spot for a table and chairs for alfresco dining! The garden is mainly laid to lawn, positioned perfectly to capture the afternoons sun, being a southerly facing garden – it's ideal for those that enjoy the sun! There's a handy garden shed & the rear boundary is tree lined, providing a real feeling of privacy in the garden when the children play.*

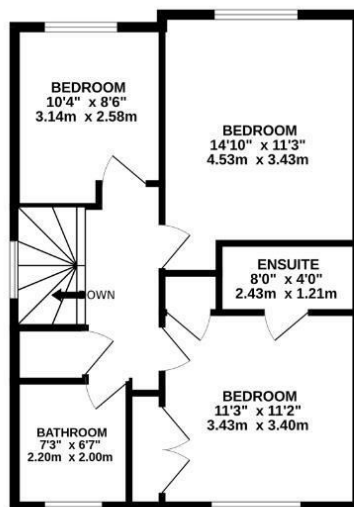
*This home can be found within the popular Chartfields development area of Ashford, an area which offers an array of rural walks, a local supermarket (Park Farm Tesco's), a number of well regarded primary schools, nurseries, an indoor children's centre and local amenities near-by. It has proved to be a extremely popular place to live, proven by the many families that have purchased in the area over the many years. Kingsnorth is approx. 2 miles away from Ashford International Train Station, offering High speed travel directly into London at 38 minutes! The Ashford Town Centre and newly developed Junction 10 and 10a of the M20 are both nearby courtesy of a small car journey. We are sure that this property wont hang around, so encourage you to call quickly to arrange your viewing and avoid disappointment!*



GROUND FLOOR



1ST FLOOR



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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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewing

Please contact our Hunters Ashford Office on 01233 613613 if you wish to arrange a viewing appointment for this property or require further information.

21 Cedar Parade, Repton Park Avenue, Ashford, TN23 3TE

Tel: 01233 613613 Email:

ashford@hunters.com <https://www.hunters.com>



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