

Wood Lane, Kingsnorth, Ashford, TN23 3AQ
Guide Price £290,000 - £320,000

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- Three bedroom end of terrace home
- Allocated parking to front of the property
- Kitchen to front of home offering plenty of storage space
- Bathroom & Ground floor W/C
- Council Tax Band: D
- Three spacious bedrooms, 2 Doubles & a single
- No onward chain complications
- Rear reception room with extension to side
- EPC Rating: C
- Early viewings recommended

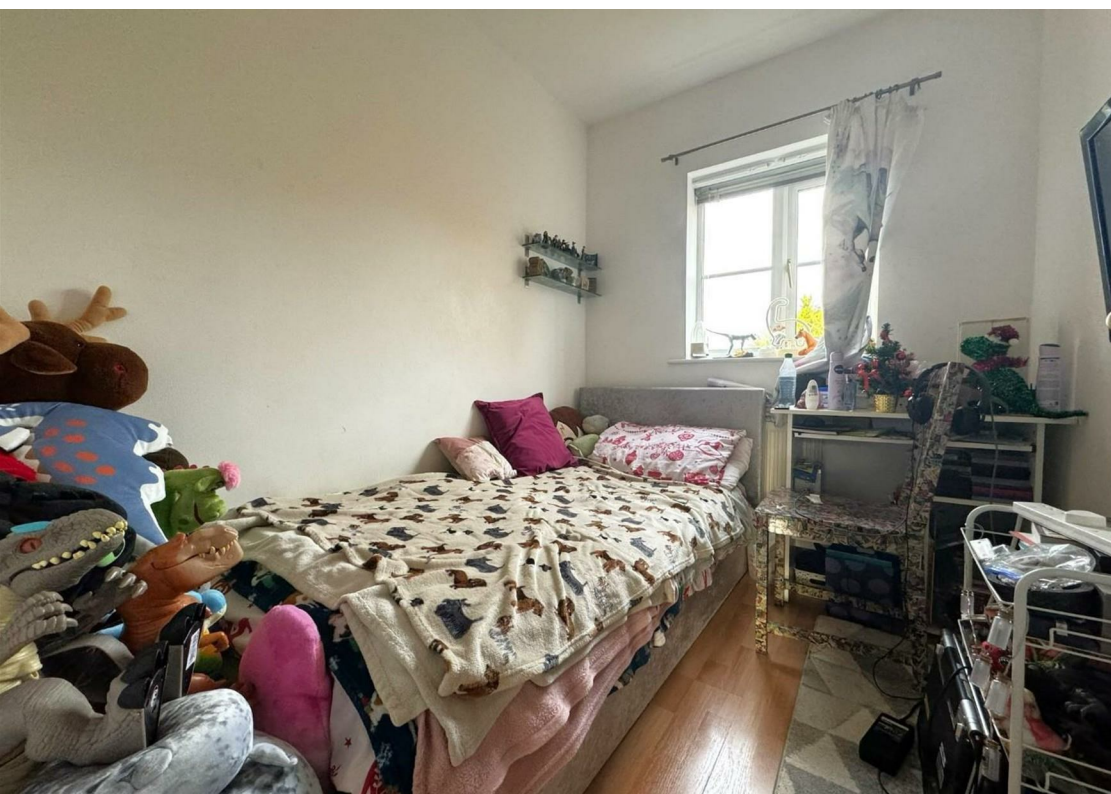
Wood Lane, Kingsnorth, Ashford, TN23 3AQ - Guide Price £290,000 - £320,000

DESCRIPTION

Guide price: £290,000 - £310,000. Hunters are delighted to welcome to the market, this well presented three bedroom end of terrace home in the sought after area of Park Farm. This ready to move in home is ideal for a first time buyer but has also been used as a successful rental property in the past. The home's accommodation in brief consists of an entrance hall, large well lit, kitchen to front of the property, with plenty of space for your appliances along with built in oven. There is a well proportioned sitting/dinning room at the rear of the home that offers French doors leading to rear garden. There is the addition of a brick built conservatory providing another reception space, currently used as a dinning area. The ground floor accommodation is completed well with a handy downstairs W/C.

Upstairs, there are two good sized double bedrooms & a smaller 3rd bedroom, all offering comfortable living accommodation for a growing family. The family bathroom services all 3 bedrooms and offers a bath with shower over, wash hand basin & W/C. Externally the property offers a driveway to the front of the home, allowing parking for two cars, a real bonus! There's a rear, enclosed garden along with side access. The property further benefits from double glazing and gas central heating.

The home is found within Park Farm, situated close to local amenities including Tesco's Supermarket, Furley Park & Kingsnorth Primary Schools, and John Wallis secondary school. It is within a short drive to the M20 motorway, Ashford Town Centre and the International Station from where the commute to Central London takes just 37 Minutes. Chestnut Lane also offers fantastic walks as well as a park only a stone's throw away - ideal for those families with children, or dog walkers!





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) A			86
(81-91) B			
(69-80) C		69	
(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	

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.



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