

HUNTERS[®]

HERE TO GET *you* THERE



£475,000 - Offers in region of;
Ashford Road, Kingsnorth, Ashford, TN23 3EP

DESCRIPTION

Have you wanted a bungalow that ticks your boxes for a while? What about a plot large enough to host a family and friend gatherings? What about a delightful, detached, now rarely available single story three bedroom bungalow on the flat? Look no further, as it's is now on the market! Deceptive from the front, but we are sure that this property offers far more than it lets on from the road. We are delighted to welcome to the market this well presented and extremely spacious detached bungalow found along the Ashford Road. With three generous double bedrooms, a breath-taking long rear garden & detached garage.

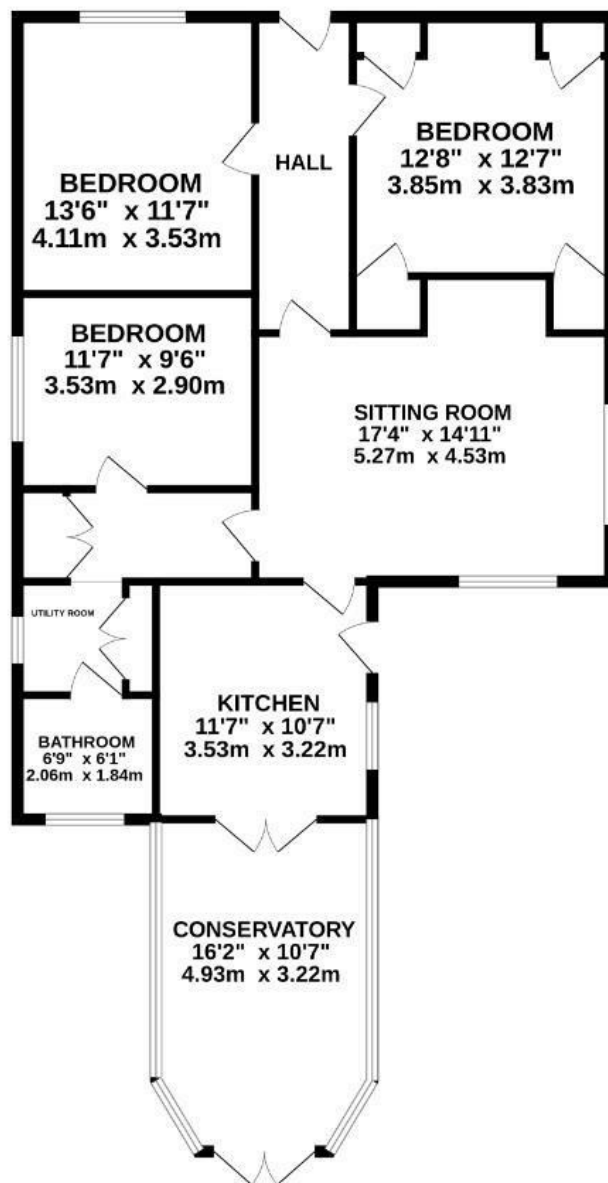
Situated on the well regarded road Ashford Road in Kingsnorth, you will find this impressively extended, detached four bedroom single story bungalow offering the perfect balance between semi-rural living and being in touch with all of the great transport links that Ashford has to offer. Nestled back from the road, is this extended family home that you will want to ensure is at the top of your viewing list. For us, it's easy to see why the sellers first bought this property; from it's large plot, to it's spacious rooms & abundance of parking, these are just some of the reasons why this has been a family home for decades! Whilst the property would now benefit from modernisation, it certainly allows the next owners to add their stamp and create a home to your own taste - with no homes backing onto the property, it really does offer a truly tranquil setting whilst being a short drive to all of Ashford's amenities near-by!

It's known that there are many different styles of homes found along the Ashford road, some offering more than others - that is certainly true here! The home offers plenty of parking to the front, an essential with the amount of cars within a family now. Internally, the layout consists is that traditionally of bungalows built of years gone by - a handy entrance hall, with 3 spacious bedrooms at the front of the home - offering the opportunity for multi-generation living. Bedroom 1 offers plenty of cupboard space with 4 built in storage spaces. Bedrooms 2 & 3 are equally double bedrooms – ensuring the family avoid that awkward question, who gets the bigger bedroom? The homes offers flexible living accommodation, you can really use the rooms as you wish. There is a large lounge allowing the family to unwind without feeling on top of one another, with wonderful brick-fire place that's just asking for a log burner to stand pride of place. There is also a large bathroom that services the bedrooms. From the hall, you'll notice a further handy utility room, located just before the bathroom along with another set of built in storage cupboards – The kitchen is found to the rear of the home – whether you're embarking on the school run in the mornings, or entertaining friends and family it's a space that has been designed with entertaining and hosting in mind as it leads through to the rear conservatory which acts as another reception space/dinning room. This space offers tranquil views out into the rear green established rear garden.

Step outside the wonderful conservatory, where you'll find a lovely spot to dine alfresco and enjoy the warmer weather. Perhaps you're entertaining and letting the guests spill outside, well there's plenty to keep them occupied! The grounds the home offers is certainly surprising! The mainly laid to lawn rear plot offers a number of out-buildings and sheds There are a number of bushes, trees and shrubs that line the boundary, and a space sectioned off, that once allowed the dogs to roam, or even the little ones to play football! The garden is sure to keep those with green fingers occupied, it's a truly unique space in our opinion and only adds to the functionality of the home. Perhaps it's more space you require, as there is the potential to extend STTP, we urge buyers to consider this by approaching the local council to see if this is possible.

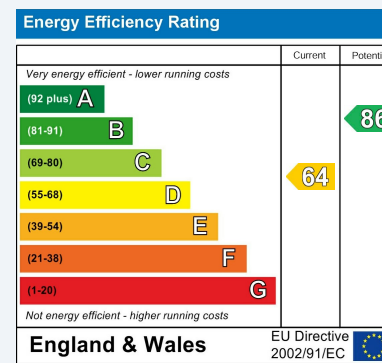
Ashford Road is located within easy reach of Ashford town and International Railway station with the fast HS1 train service to London St Pancras taking only 37 minutes. A semi-rural setting that is perfectly positioned for commuting by both road and rail. The Romney Marsh Road – a dual carriageway – leads directly from Kingsnorth village to Ashford International railway station and the Badmunstereifel Road connects easily with M20 Junction 10. Within the vicinity there is the Queens Head public house, an attractive 17th Century Grade II listed building as well as a primary school, church and village hall. Ashford is well served for supermarket shopping with Waitrose, Sainsburys and Tesco all having stores within the town. There is a conveniently located Tesco supermarket within Park Farm, only a stone's throw from this property.





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.



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 users 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.

INTEREST IN SELLING? If you are thinking of selling your home or just want to discover the value of your property, Hunters would be pleased to provide a 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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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.

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 is given as to their operability or efficiency can be given.
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