



Badgers Oak,
Ashford,
TN23 4GT

£450,000 Offers in excess of

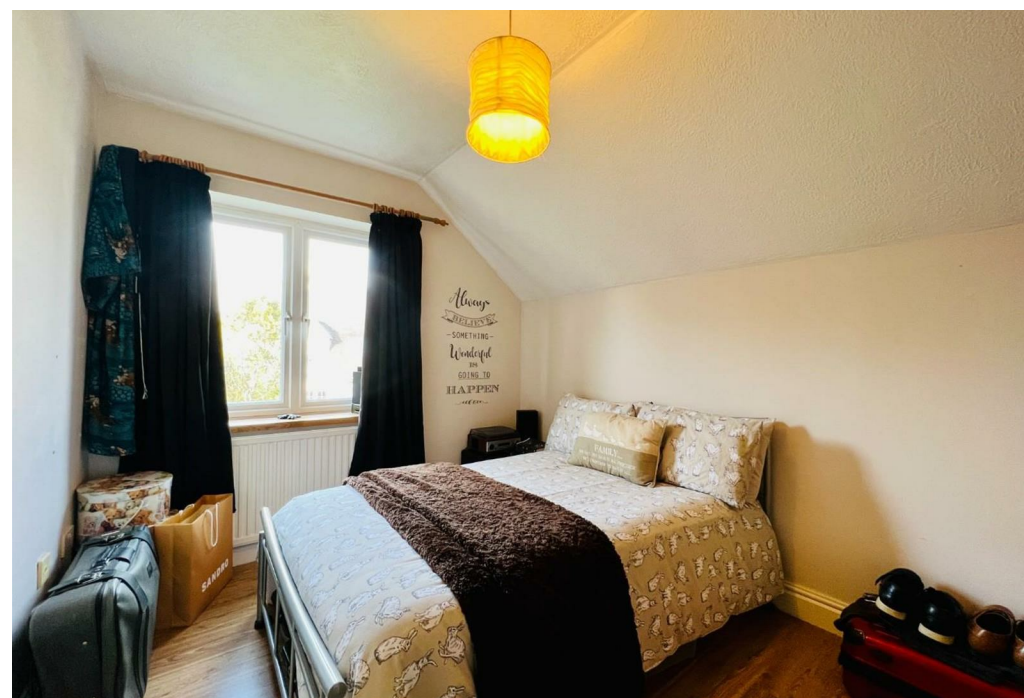
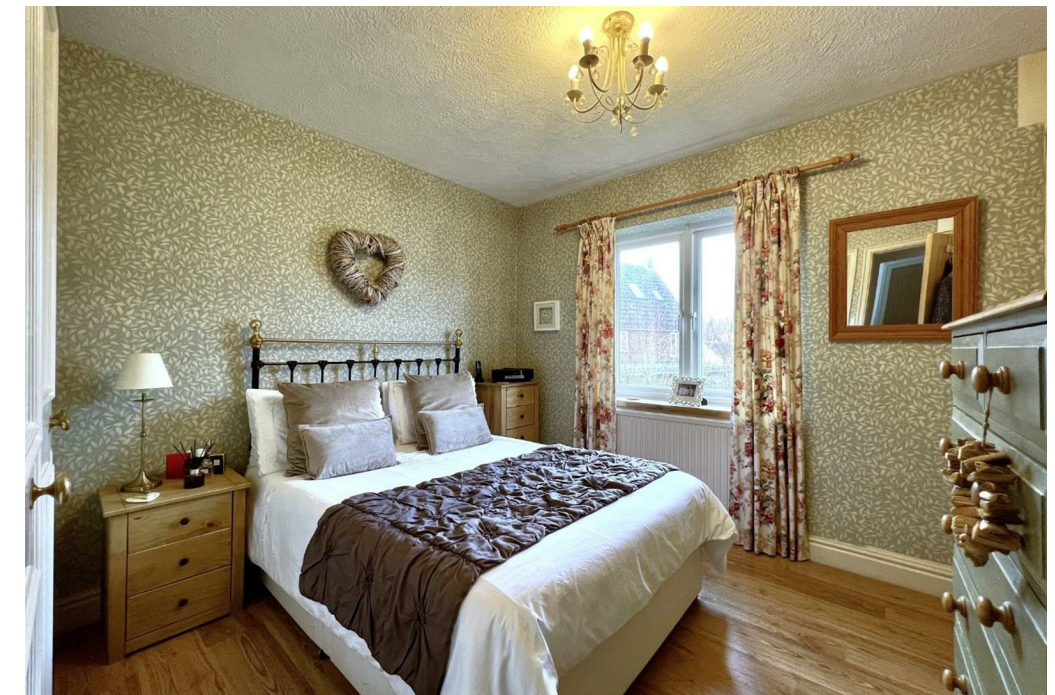


Hunters are pleased to welcome to the market this well presented four-bedroom detached family home.

Situated in a quiet, sought after cul-de-sac and within walking distance to local amenities in the popular Singleton/Great Chart area.

The home lies behind a lovely picket fence, nestled within it's own well maintained front garden.

There is a shared driveway with parking for two cars, as well as a large garage to left hand side of the home.



As you approach the home via the front garden, you find yourself within the large welcoming entrance hall, which has recently been made open plan, with charming wood effect exposed beams, really enhancing that cottage like feel. You'll find a well thought out integrated kitchen/dining room which has recently been fitted during the last few years - There are plenty of space for the family to dine in with large table and chairs. Within the kitchen there is plenty of counter top space, base and wall units with inset sink, and space for large cooker.

The kitchen is finished with charming and contrasting new flooring, as well as having new internal doors installed throughout the home.

Across the hall is the homes welcoming cosy lounge with large window overlooking the green frontage as well as a patio door that leads into the well kept garden, which floods the room with natural light during the day. The lounge is plentiful in floor space and oozes character and that cottage like charm, with a fireplace making this a lovely place to unwind as a growing family.

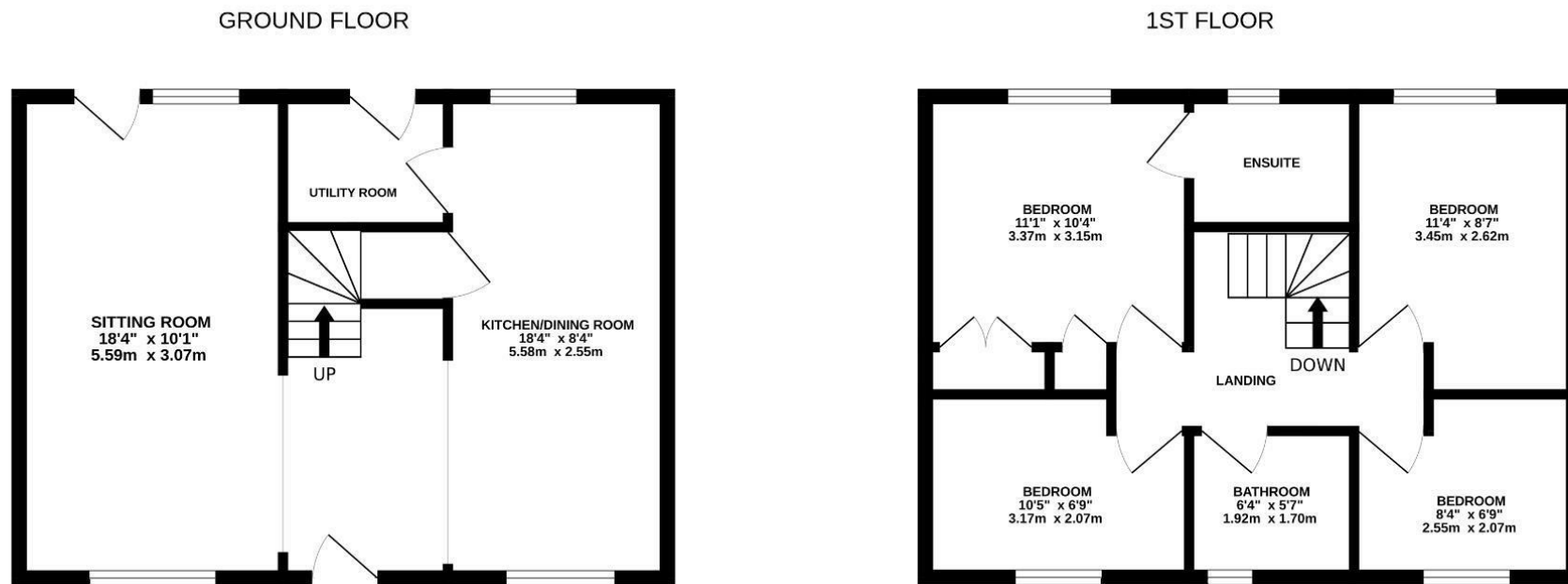
The stairs rise from the spacious downstairs hall way which lead to the landing that provides access to all four well proportioned bedrooms and family bathroom. The guest bedroom is a generously sized double and is positioned opposite is a smaller bedroom that could be used as a study if needed, ideal for those looking for that 'work from home space.'

The family bathroom is located centrally servicing all bedrooms, which consists of large bath suite with shower over, wash hand basin and W.C. Finishing off this floor is the large main bedroom that boasts views out over the mature green rear garden, the en-suite is finished with a modern touch, a large walk in shower with glass screen, cream tiling and a W/C with wash hand basin.

Externally, the well established garden is mostly laid to lawn with a large patio area that runs the width of the house which wraps around boasting side access via the gate. At the rear of the garden there is a place for alfresco dining and also access to the homes garage which has plenty of eve storage.

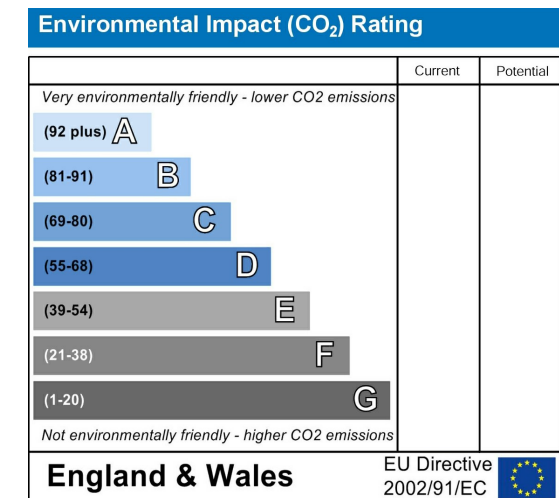
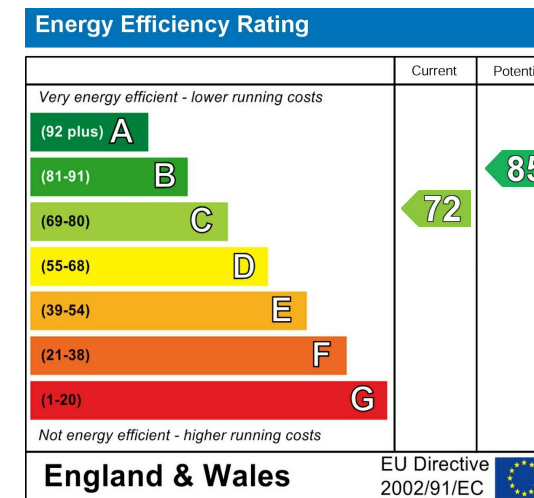
The property is located in the popular area of Singleton and is within walking distance to a range of amenities including Outstanding OFSTED rated Great Chart Primary School, parade of local shops, regular bus service, Doctors surgery, the local environment centre and Singleton Barn public house. The property is within a short

Tenure: Freehold
Council Tax Band: E



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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- Well presented detached family house
- Found just off the Highly regarded 'Haymakers' Lane location
- Driveway and garage providing parking
- Renewed kitchen with integrated fridges
- Charming exposed timber effect beams with newly installed flooring throughout
- Well kept rear garden with patio area
- Principle bedroom offering en-suite shower room
- 3 Further bedrooms serviced by modern family bathroom
- Close to 'OUTSTANDING' rated primary School
- EPC Rating: C, Council Tax Band: E



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.