

Millfield, , Ashford, TN23 4GW

Offers In Excess Of £400,000 - Offers in region of



HUNTERS[®]

HERE TO GET *you* THERE

DESCRIPTION

A four bedroom, detached double fronted family home, in quiet cul-se-sac with no onward chain! Constructed some 35 years ago lies this double fronted house nestled within a popular cul-de-sac, the home not only offers a large driveway, but a garage and private rear garden too! The home's layout comprises of hallway, downstairs W/C and a large lounge spanning the length of the right hand side of the ground floor which offers patio doors out into the well kept south facing rear garden. Opposite is the wonderful open plan kitchen-dining room, with a formal section to dine, plenty of wall and base units, as well as a utility room with rear access door too.

Upstairs, you will discover a master bedroom with en-suite shower room, two further bedrooms, and a further single bedroom ideal as a study for those that work from home. The family bathroom services beds 2,3 & 4. The home also offers gas central heating with radiators, UPVC double glazed windows with adjacent garage and parking for vehicles on the drive way.

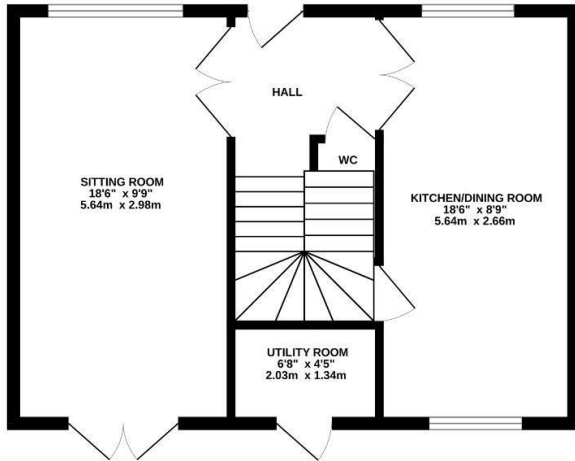
In our opinion the delightful rear garden is a great place to catch some summer sun, with a patio area, perfect for alfresco dining in the warmer weather. The boundary is well established with bushes and plants that line the perimeter fences. There's also access to the rear garage which offers fantastic storage space, easing the strain on all that comes with family life.

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, a parade of local shops, a regular bus service, Doctor's surgery, the local environment centre and Singleton Barn public house. The property is within a short

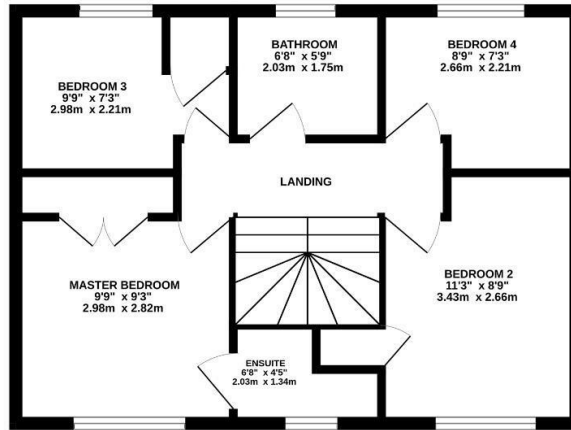
- 4 Bedroom detached family home
- Garage & driveway providing parking for 2 vehicles
- Master with en-suite shower room
- Handy utility room via kitchen
- EPC Rating: C, Council Tax Band: D
- Residing in a quiet cul-de-sac location of Singleton
- Well kept, South facing rear garden
- Open plan breakfast / dining room
- Popular residential area within School catchment area for well regarded primary
- No onward chain complications



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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Viewings

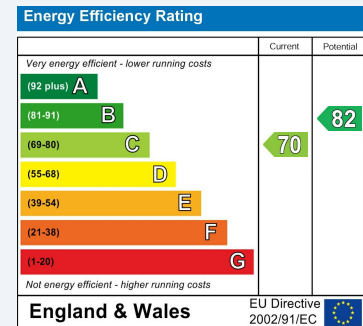
Please contact ashford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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.

