



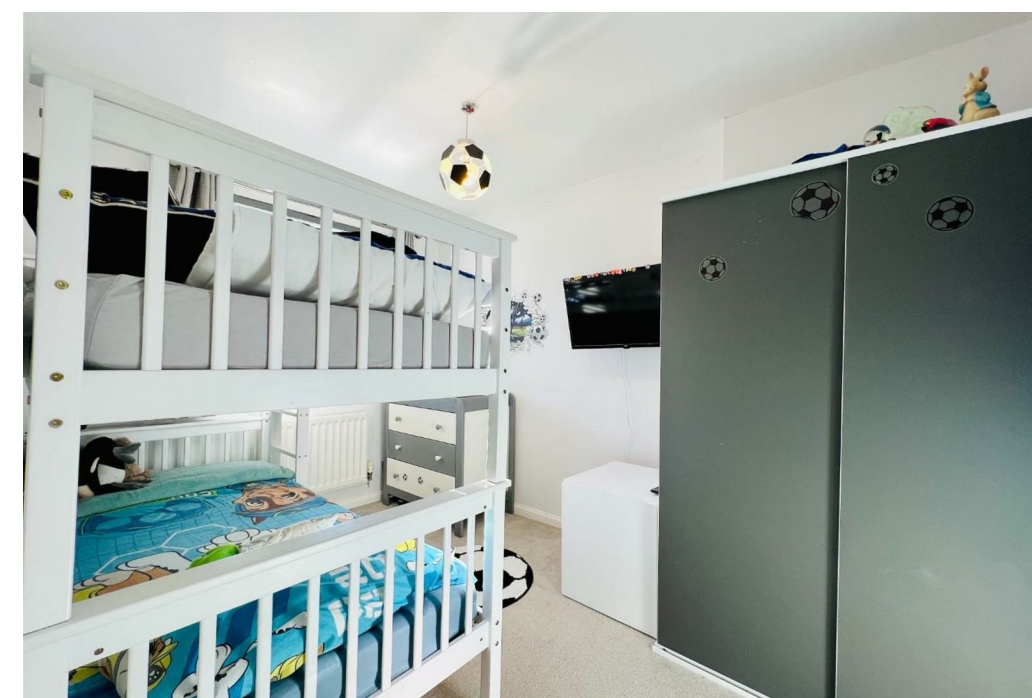
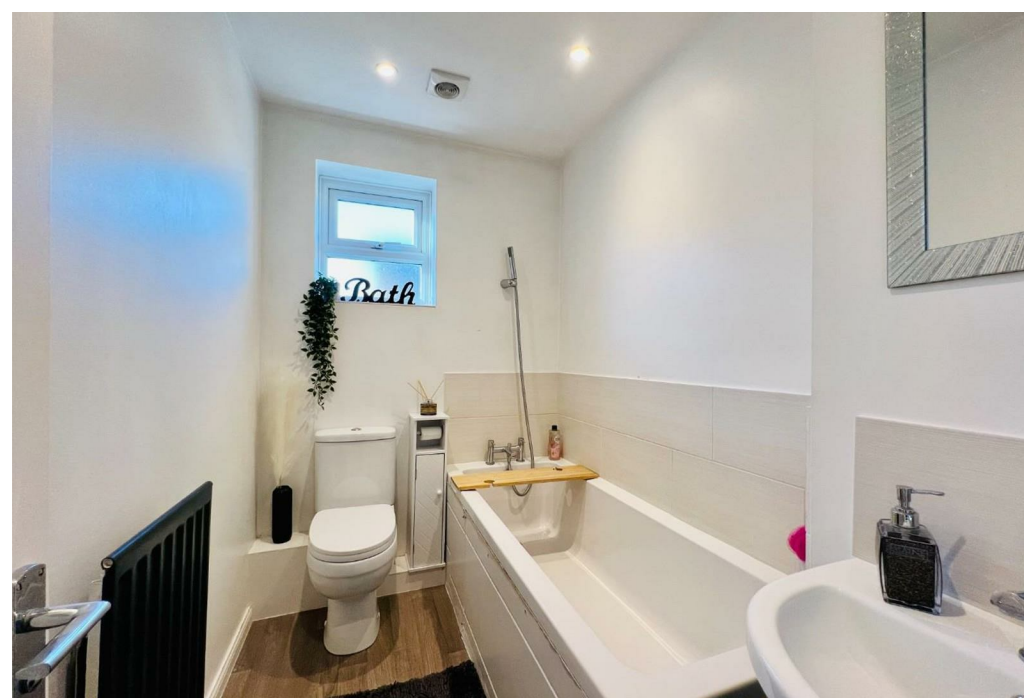
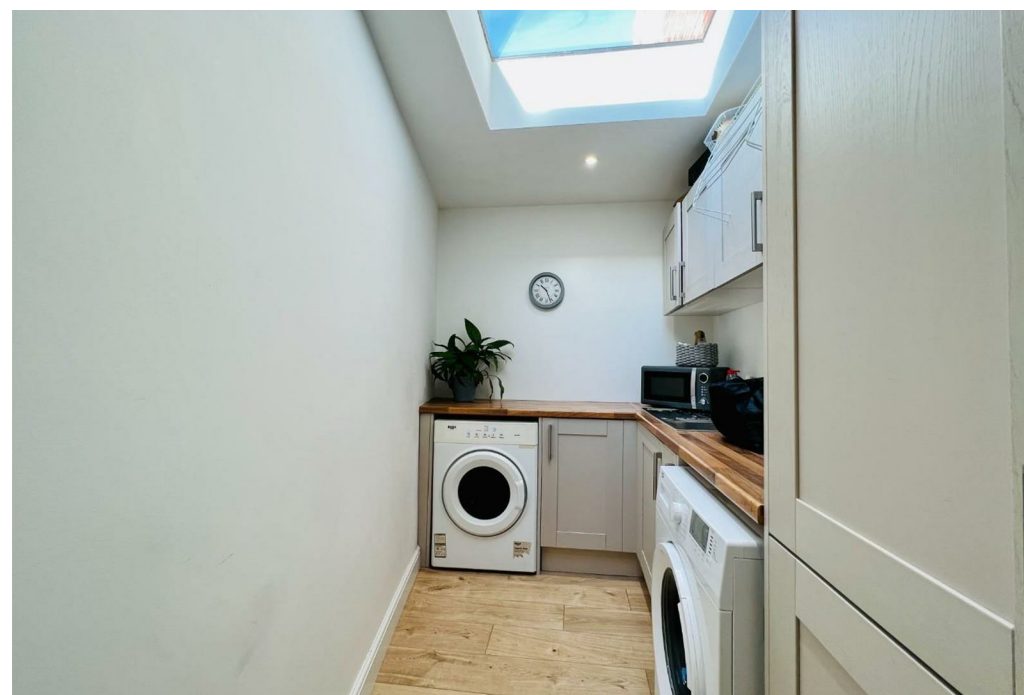
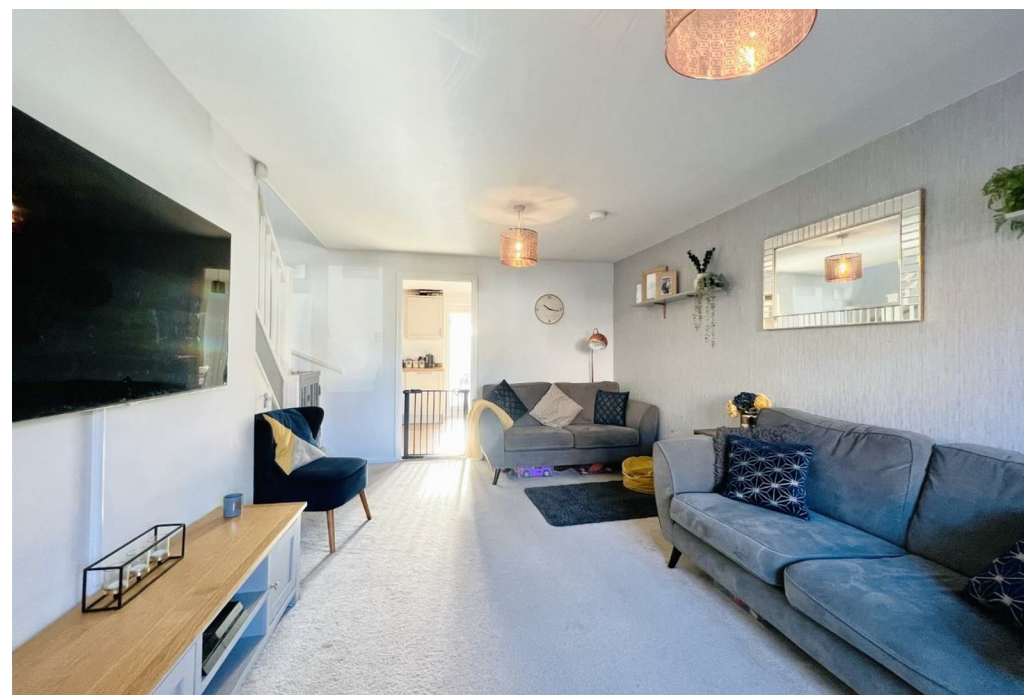
Smithy Drive,
Ashford,
TN23 3NS

£340,000

 3  2  2  C

Hunters are delighted to welcome to the market, this well presented, 3 bedroom semi detached family home found in an enviable cul-de-sac setting. Found in the sought after area of Park Farm, The property offers two allocated parking spaces to the front of the home, as well as a recently built extension... Come in inside and see what all the fuss is about.

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.



Through the front door, there is a handy entrance hall, a great place to kick off your shoes and hang up your coat. There's the all important downstairs W/C that a family home should offer. Into the homes spacious reception room that offers '18'3 x 10'3' of living space. Toward the rear of the home is again a large kitchen/diner, allowing the family to eat together away from the lounge. The kitchen is finished with wooden worksurfaces and contrasting grey base and wall units providing plenty of space for all that comes with family life.

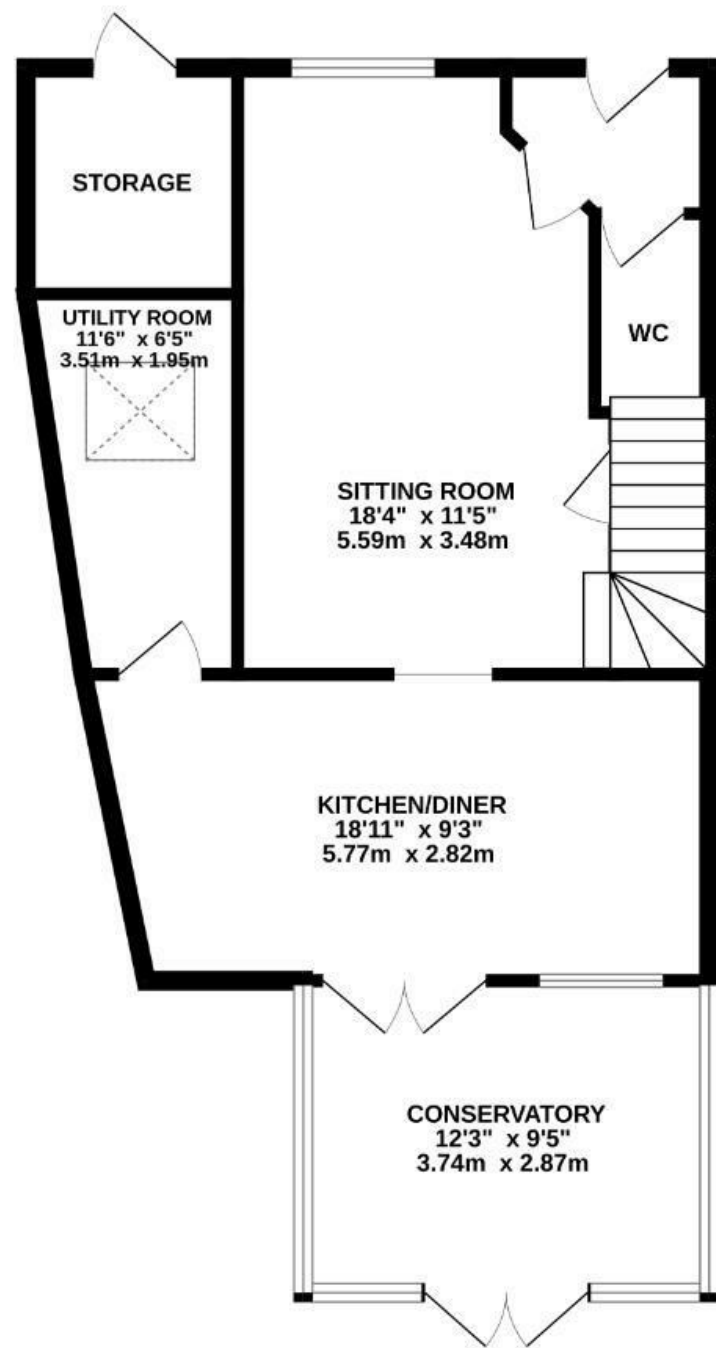
The advantage of this home, is that it has been extended and now offers a utility room boasting large sky-light, which is not commonly found in these 3 bedroom homes, allowing you to place those further appliances out of the way and allowing you to utilise this room with further storage. At the rear of the home is the properties conservatory, another reception room, which is a huge bonus for a family with young children.

Upstairs the homes offers 3 spacious bedrooms, a master that offers an en-suite shower room with further built in storage, a double guest bedroom and a smaller 3rd bedroom, ideal for a single bed or perhaps an office. Bedrooms 2&3 are serviced by the homes family bathroom with shower attachment, wash hand basin and W/C.

The rear garden offers a low maintenance feel, with a small patio ideal for a small table and chairs, an artificial lawn, as well as a brick-built seating area at the rear, a great place to enjoy the afternoon sun. The garden also provides access to the store room, a great place to keep those garden tools!

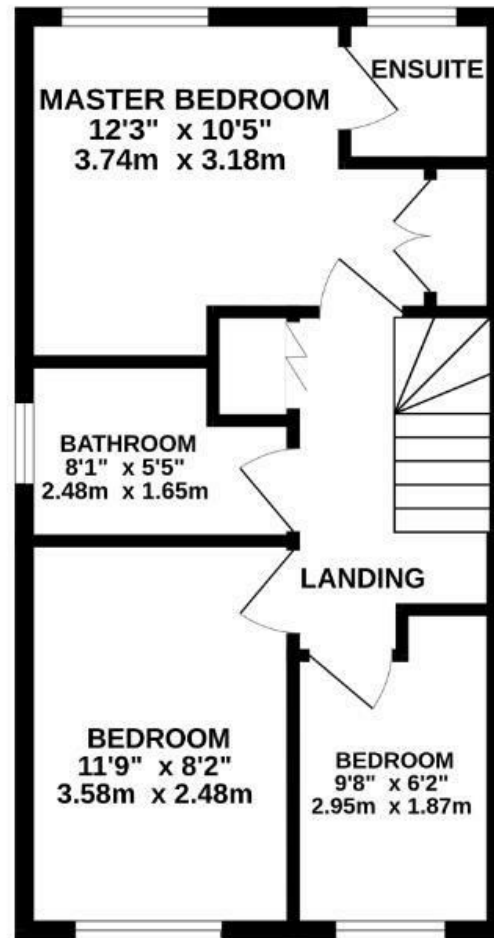
The home is found within Park Farm, situated close to local amenities including Tesco's Supermarket, Furley Park & Kingsnorth Primary Schools, and John Wallis secondary school. It is within a short drive to the M20 motorway, Ashford Town Centre and the International Station from where the commute to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

GROUND 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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1ST FLOOR



Tenure: Freehold
Council Tax Band: D

- Extended 3 bedroom semi detached family home
- Large kitchen/diner to rear with extended utility room
- Spacious reception room to front of the home
- Family bath-suite, downstairs W/C & En-suite
- Principle bedroom with en-suite shower room + built in storage
- 2 Doubles and a further 3rd single bedroom
- Driveway providing parking for 2 cars
- Rear conservatory leading to low maintenance rear garden
- EPC Rating: C, Council Tax band: D
- Popular Park Farm location

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
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.