



Hither Field,
Ashford,
TN27 0HZ

£350,000



A well presented and extended three/four bedroom semi detached home in the sought after village of Charing. The property benefits from off road parking, walking distance to a mainline train station.

The property is located conveniently close to the main line train station of Charing which has a direct link to Ashford International and London Charing Cross. Charing is mostly a rural area with plenty of countryside walks through agricultural fields and woodland.



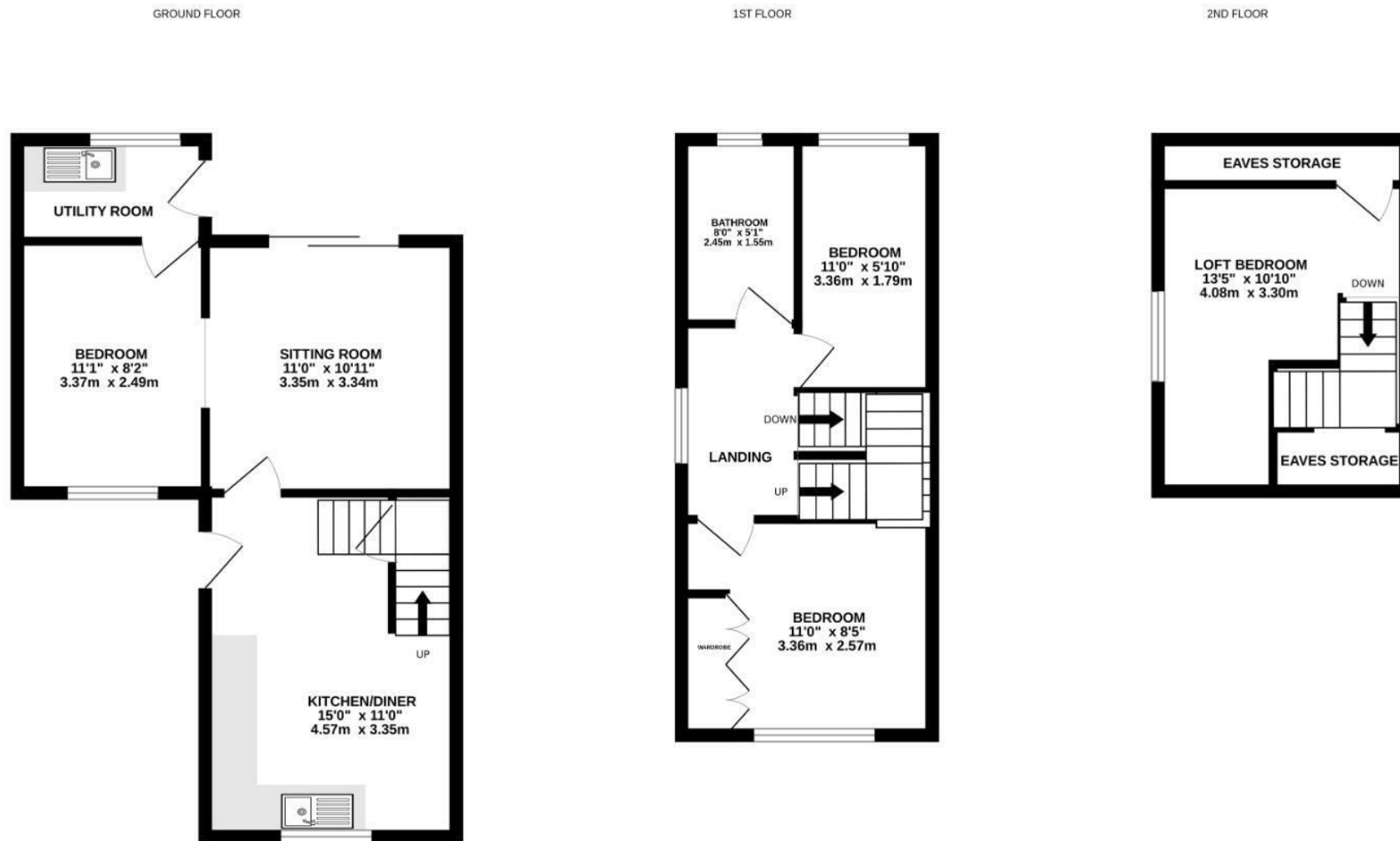
A well presented and extended three/four bedroom semi detached home in the sought after village of Charing. The property benefits from off road parking, walking distance to a mainline train station.

The home offers a large drive way to the side of the home, providing ample parking for the family. Upon entry you are welcomed into a large kitchen and dining room with plenty of storage and worktop space. The kitchen dining room leads into the lounge which now benefits from an additional reception room which was converted from the original garage, currently used as a bedroom, the flexibility this home offers in our opinion is second to none. The extended lounge gives plenty of space for entertaining or additional dining space, why not open those patio doors in the summer months and enjoy the rear garden, There is also a handy utility / laundry room easing the strain on all that comes with family life.

Climb the stairs - from the landing, you will find the first floor, consisting of two bedrooms, one of which is a good sized double with a fitted wardrobe, there is also a family bathroom and a stair case leading up to the extended loft which offers a loft room / further double bedroom with eaves storage. Externally the property benefits from off road parking and a very private rear garden.

The property is located conveniently close to the main line train station of Charing which has a direct link to Ashford International and London Charing Cross. Charing is mostly a rural area with plenty of countryside walks through agricultural fields and woodland. Amenities near by include the local village high street which benefits from a local shop, post office and hairdressers. Just a short walk away from the property is

Tenure: Freehold
Council Tax Band: C



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, three/four bedroom semi detached home
- Having undergone conversion to offer more living space
- Private sunny rear garden
- Patio doors leading from family room into garden
- Driveway providing parking for 2 cars
- Loft conversion offering usable floor space of '13'5x10'10"
- Spacious kitchen/diner with rear utility room on ground floor
- Large principled bedroom with in-built storage space
- EPC Rating: D, Council Tax Band: C
- No onward chain complications

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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