



Damara Way,
Ashford,
TN25 7FD

£350,000



Hunters are delighted to welcome to the market this well presented three bedroom, semi-detached family home in the popular location of Bridgefield, close to local amenities and offering great transport links to London via the Highspeed, the M20 (Jct10/Jct10A) and a short distance to the coast & Kent's garden of England.

The home is found within sought after location on the outskirts of the Bridgefield Estate, providing a semi-rural feel. The home is found within the development overlooking a green woodland, yet lies within easy reach of Ashford's high street shops, boutiques, bars and leisure facilities along with high speed rail connections to London (St Pancras within 38 minutes) and the Continent (Paris within a couple of hours via Eurostar) A good choice of primary and secondary schools are also close by.

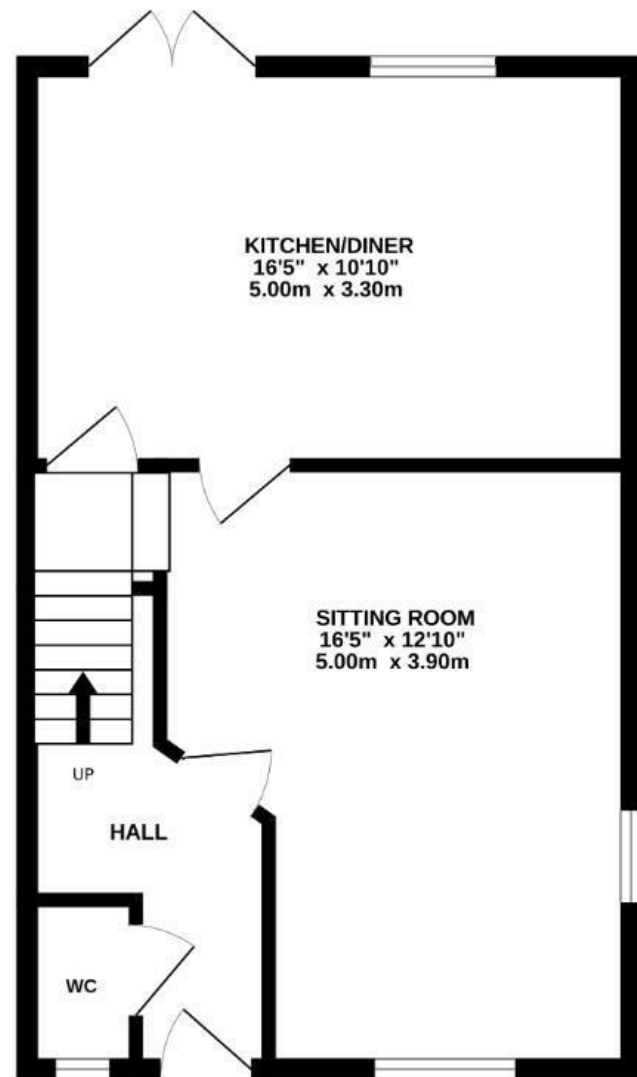


On arrival, you will notice being separated from the road, unlike some of the other style properties found locally, contributing to the homes peaceful setting. Upon entry you'll find a ground floor W/C before being welcomed into well proportioned family reception room. It is a space where you can relax after a long days work as a family, with a large window to the front of the home flooding this room with light. At the rear of the home, is the kitchen/diner which stretches across the rear of the property - Often a layout we find buyers have preferred. The kitchen itself is furnished with white wall & base hung cabinetry, offering plenty of storage space to tackle all that comes with family life, along with the essentials integrated under an array of food preparation space - Having been laid out with the family in mind, there is a distinctive dining area ample for a table and chairs - From here, there is a rear door that allows you access out into the spacious south facing low maintenance rear garden. Bring the outdoors in and enjoy al-fresco dining through the large French doors, upon the newly installed decking. The south-facing position of the garden ensures long days in the sun! There's ample street parking in the area but also a designated off-street parking space and garage so returning to your new home is never a battle!

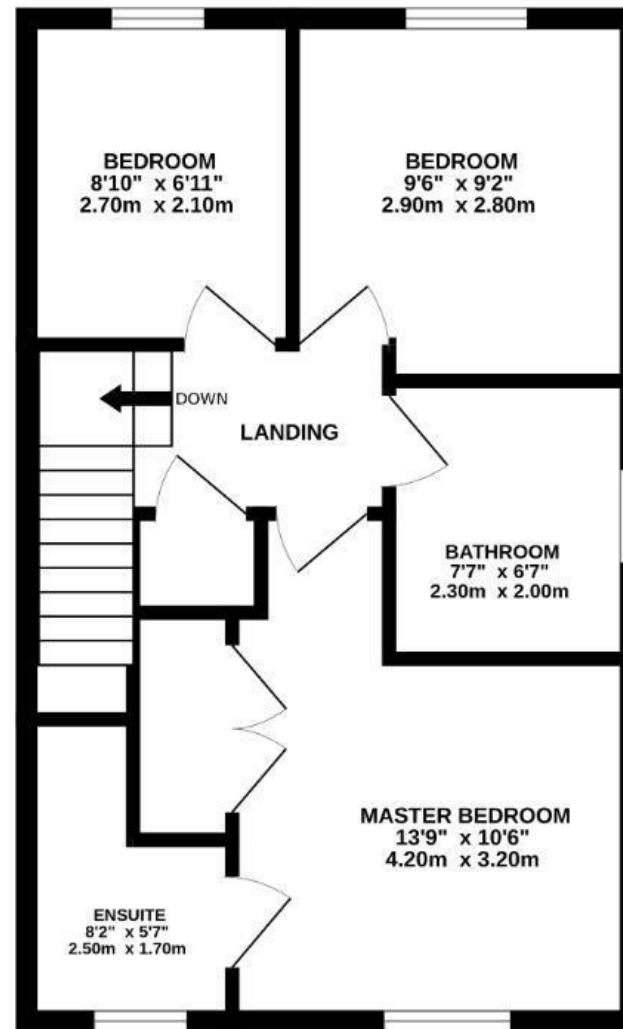
The stairs rise from the entrance hall where you will discover three bedrooms & family bathroom. The master resides at the front of the home, offering a built-in double wardrobe and en-suite shower room. The second and third bedroom are both located at the rear of the home, offering views out into the garden. Bedroom 2 is a good-sized double bedroom with bedroom 3 being ample for a younger child, which could also be used as a study, a great place for those who need to work from home. Across the hall, is family bathroom that services bedrooms 2 & 3, which is a white bath suite, with shower over bath, wash hand basin & W/C.

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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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Tenure: Freehold
Council Tax Band: D

- Well presented 3 bedroom semi-detached home
- Located in the popular Bridgefield area of Ashford
- 3 Bedrooms on first floor + family bath-suite
- Master bedroom offering en-suite shower room and fitted wardrobes
- Garage to the rear of the home
- Low maintenance rear garden with deck + artificial lawn, and shed with power
- Open plan kitchen/diner at rear of the home
- Downstairs W/C from entrance hall
- Further electricity supplied in the loft space (potential to conversion STPP)
- Council Tax Band: D, EPC Rating: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		78	
(69-80) C			
(55-68) D			
(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.