





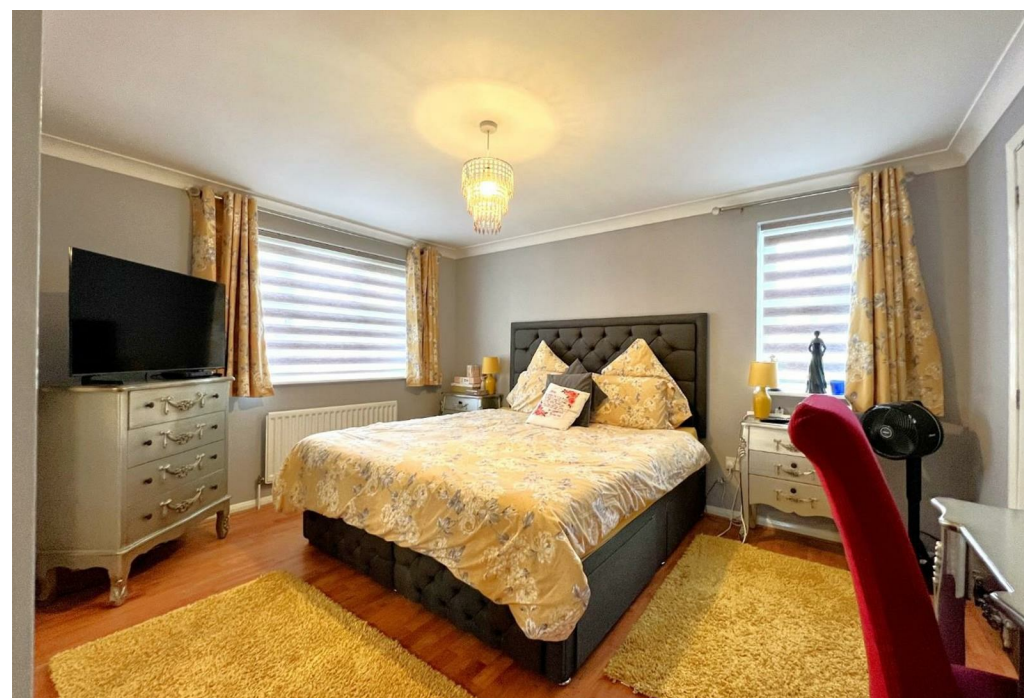
Farrers Walk,  
Ashford,  
TN23 3NL

£475,000 - Offers In Excess Of



Hunters are delighted to welcome to the market this wonderful four-bedroom detached family home set off the road, within a cul-de-sac setting in the sought-after location of Park Farm. If privacy and space is top of your list, this home is a must to view!

As you approach the home, you will notice the driveway to the front, boasting off-street parking. There is also space to the side to add a detached garage, if more parking or outside storage is needed! Through the front door you enter into a light filled hall way space, giving access to the homes play area and downstairs W/C. What once was an integral garage, has been converted into living space, currently utilised as a playroom by the current owners. The main living room is a great size and has a bay window to the front which floods the lounge with light. The TV unit has been fitted into the wall to create more space, which will be left for the new owners! There is the ability to add double doors that can separate or open up the room to the dining room. The dining room itself is well proportioned and boasts an industrial air conditioning unit, targeting the whole of the downstairs and a great addition for the summer time. The kitchen has been smartly designed offering a great array of wall and base units, and plenty of space for free standing appliances. The kitchen overlooks the garden, which allows natural light to flood the room.





**The stairs rise from the end of the hallway, where you will find four bedrooms and two bathrooms. The master bedroom, a great size that overlooks the front of the house and has a great en-suite shower room that has the potential to be reconfigured if necessary, the bedroom also offers built in cupboards. Bedroom two also faces the front and is currently home to a large double bed and fitted wardrobe space. The other two bedrooms are also located toward the rear of the home and benefit from views out over the rear garden, with bedroom four boasting a fitted wardrobe. The family bathroom offers bath with shower over, wash hand basin & W/C.**

**Externally, the home offers a generous rear south facing garden with two sheds for outside storage space. Within the garden there's a patio - the perfect outside entertaining space - and a large laid to lawn section where the children can let off steam and run around, and a further side gate. The trees and shrubbery off the back secludes the garden and gives you additional privacy.**

**The home is found within a quiet cul-de-sac, 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. Chestnut Lane also offers fantastic walks as well as a park only a stone's throw away - ideal for those families with children, or dog walkers!**

**Services - All mains services are connected, Mains water, gas, electricity and sewerage, none have been tested by the agent.**

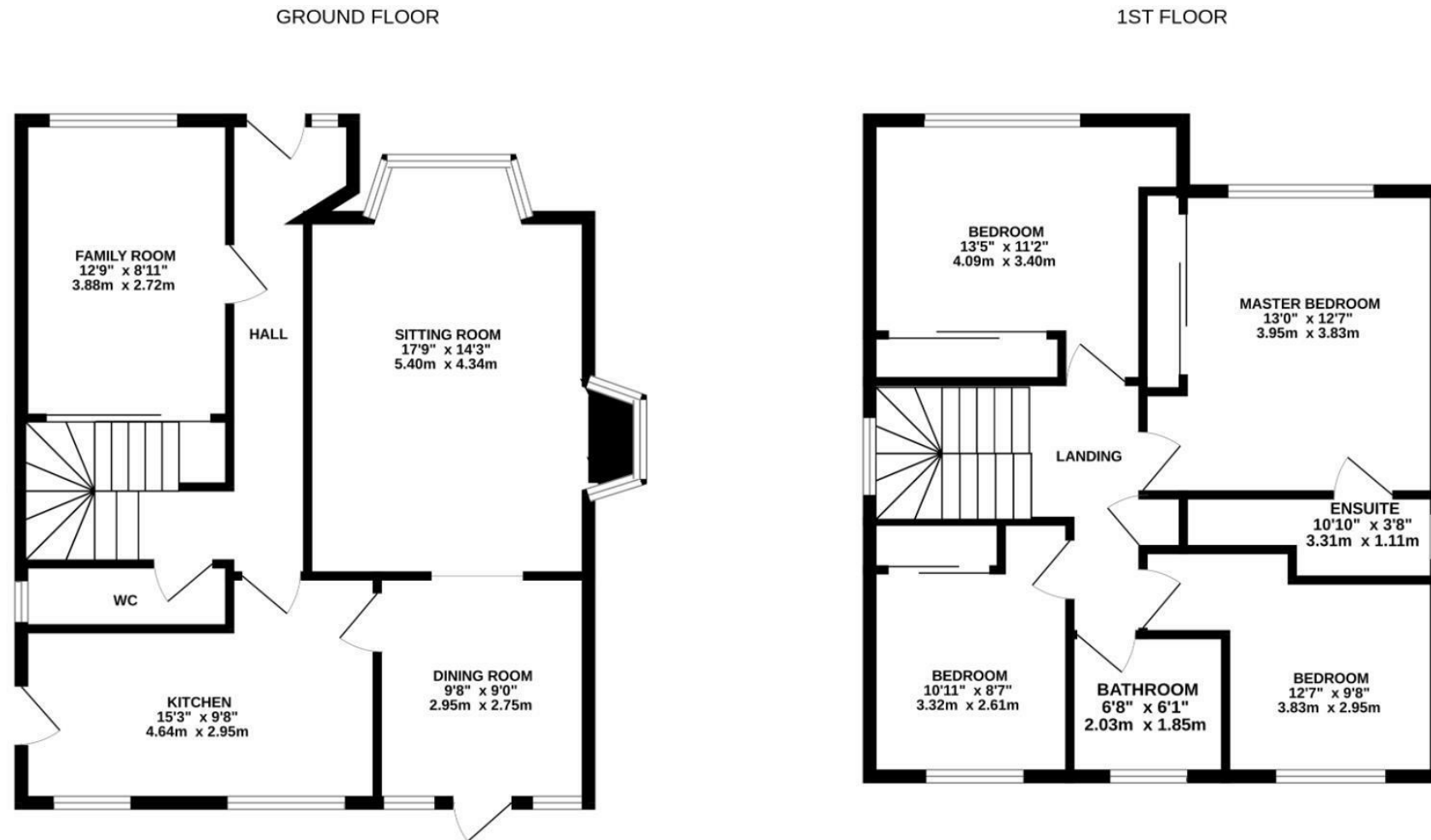
**Broadband - Average Broadband Speed 25mb to 100mb**

**Mobile Phone Coverage - Okay - Good**

**Flood risk - Very Low**

**Here at Hunters, we truly feel that this home really needs to be viewed to be appreciated. So, to arrange your appointment now, please call sole agents Hunters on 01233 613613.**

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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- A well presented, Four bedroom detached family home
- Sought after area of Park Farm
- Quiet cul-de-sac setting
- Large living area with bay window
- Air conditioning unit in dining area
- Principle bedroom with en-suite
- Driveway providing parking to front of home
- Ability to add a garage
- Secluded & private rear garden
- EPC: C (70) Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.