





Laurens Van Der Post Way,  
Ashford,  
TN23 3SG

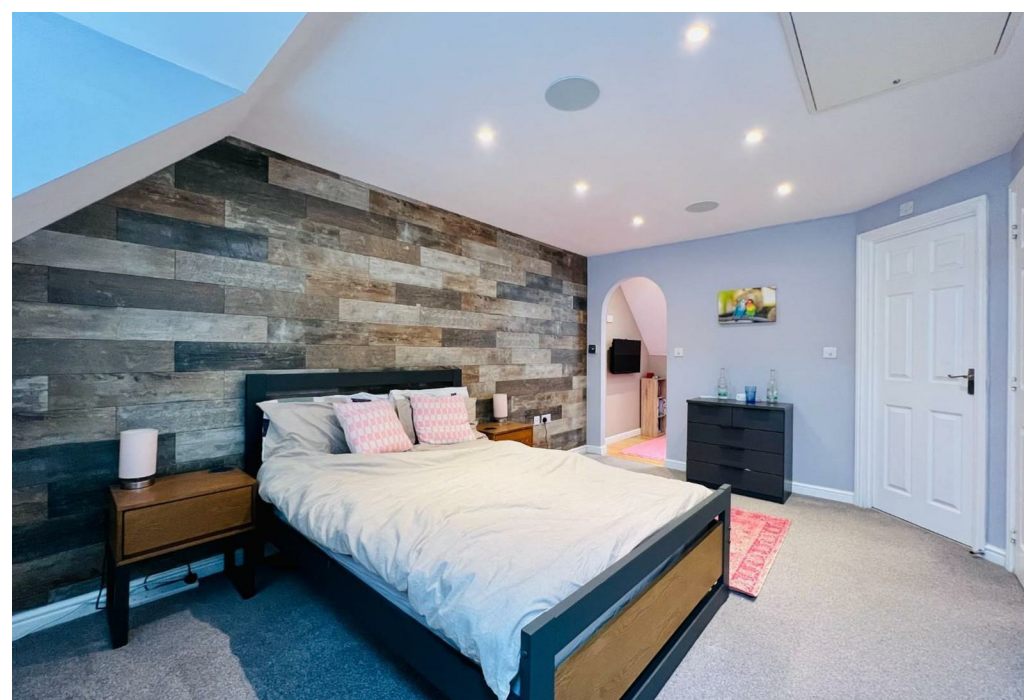
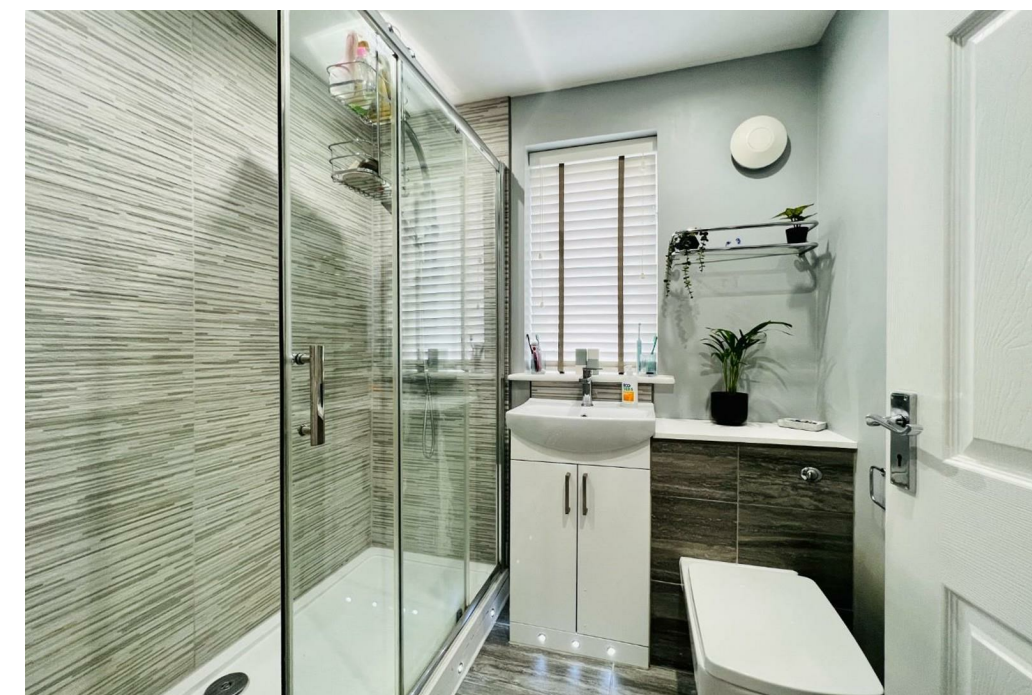
£389,995



Hunters are extremely excited to welcome to the market, this impressive, modern four bedroom end of terrace town house style family home with accommodation arranged over three floors. Located within the popular Repton Park development. On arrival to the home you will notice the attention to detail and overall love and care that has been shown to this home.

From it's clean and tidy exterior, to it's modern fixtures and fittings throughout, we truly believe this is a property that will not hang around so be quick to book your viewing to appreciate what lies behind this homes well-kept façade!

Laurens Van Der Post Way is situated on the highly sought after Repton Park development which is located 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





Located at the end of a quiet cul-de-sac is Laurens Van Der Post Way which offers plenty of guest parking outside your home as well as very own private space located at the rear of your home. As you wander through your front door and arrive in the entrance hall, the improvements and modern feel is apparent as you step inside.

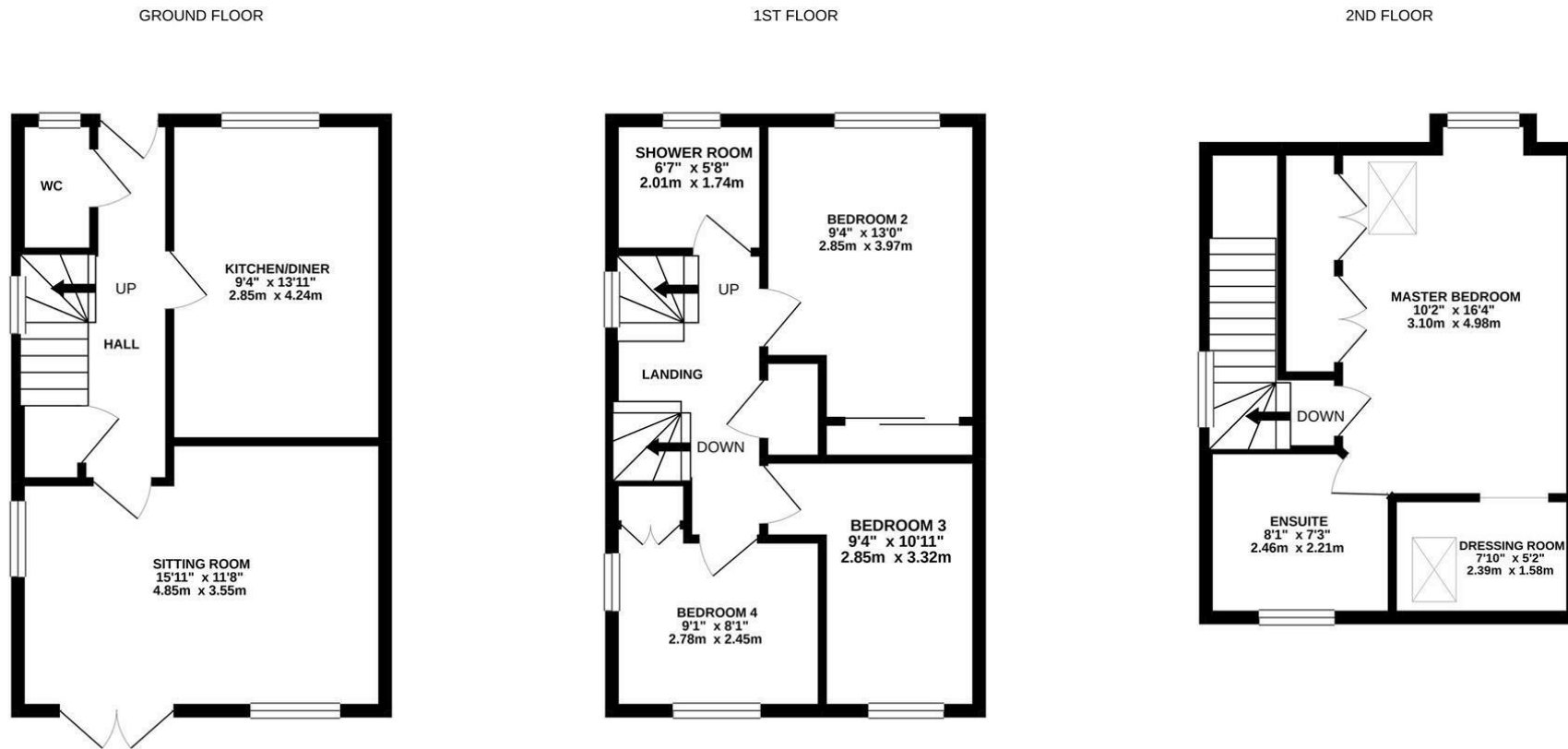
Note the walnut floor that leads you into the homes welcoming reception room located at the rear of the property, that offers French doors that flood the reception room with light. The lounge itself is a really family friendly space, with charming wood décor boasting calming colours, relax as you are immersed in a tranquil space to unwind after the long day. There is a modern kitchen located at the front of the home, with integrated appliances, along with two built in ovens, plenty of wall & base hung cabinetry as well as undercounter lighting, also offering space for the family to dine with a large table and chairs. The ground floor is finished well with a ground floor W/C and wash hand basin.

The stairs rise from the hall to the first floor, where you will discover three well proportioned bedrooms along with a modern family shower room, with kickboard lighting. Bedrooms two and three are generously sized double bedrooms, both easing the need for free standing furniture with handy built-in storage cupboards, a must in all family homes. The guest bedroom is located toward the front of the home. The fourth bedroom although could be used as a study, however is currently home to a good-sized single bed, all whilst being big enough for a desk and free standing furniture should you require an office to work from home. This room again boasts a handy storage cupboard too. Climb to the top and final floor where you will discover the homes glorious principal bedroom that had previously been reconfigured, which now boasts a unique space; The master has been designed to smartly offer a large spacious bedroom with a designated dressing room\snug area which is accessed via the master bedroom. An ideal space for those who have a younger child, which offers velux window and space for a cot if so! Finally, there is the master bedrooms modern en-suite four piece bath suite, with large free standing bath, shower cubicle, wash hand basin W/C and fitted mirror come TV on the wall! A fantastic touch to round of this wonderful advanced family home. Other features to the property include a modern combi-boiler integrated sound system, modern USB portal plug sockets and TV's fixtures within bedrooms and lounge and Bluetooth connectivity throughout the home.

Externally, the work in the rear garden offers a low maintenance feel, with a contemporary feel. With an acritical lawned area as well as space for a hot tub too! There is also rear access where you will find the homes allocated parking space & large timber double sized shed/workshop that occupies one of the spaces.

Laurens Van Der Post Way is situated on the highly sought after Repton Park development which is located 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. In the Park Mall and County Square you'll find a wide range of well-known high street stores and local independents as well. In addition, there is the newly opened Ashford Picture House, to watch the latest movie releases at the forefront of the new Elwick road development. If you are a dedicated shopaholic, imagine the temptations that await you at the McArthur Glen designer outlet and the Bybrook and Evegat Barns. Furthermore, the M20 gives you direct access to the Lakeside and Bluewater shopping centres. Or, perhaps, if an upmarket shopping centre like Westfield Stratford is more your thing, then all you need is a high-speed journey from Ashford International. There are also many local popular primary schools, most notably Repton Park Primary School, along with multiple secondary schools within a ten-minute bus journey from local bus stops within Repton Park.

Tenure: Freehold Freehold  
Council Tax Band: D



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, 4 bedroom, 3 story end of terrace town house
- Allocated parking to rear + Large timber double shed
- A Modern fitted kitchen diner to front of the home
- Well presented and modern throughout
- Principal bedroom residing on the top floor with dressing room + Four piece en-suite
- Modern fixtures and fittings through including Bluetooth sound system
- Low maintenance rear garden with rear access
- EPC Rating: B, Council Tax Band: D
- Estate fee £400 per annum approx
- Popular Repton Park location providing easy access to M20 & Train station

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>94</b> |
| (81-91) <b>B</b>                            | <b>85</b>               |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <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) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| 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.