



Frederick Benn Place,
Ashford,
TN23 3FN

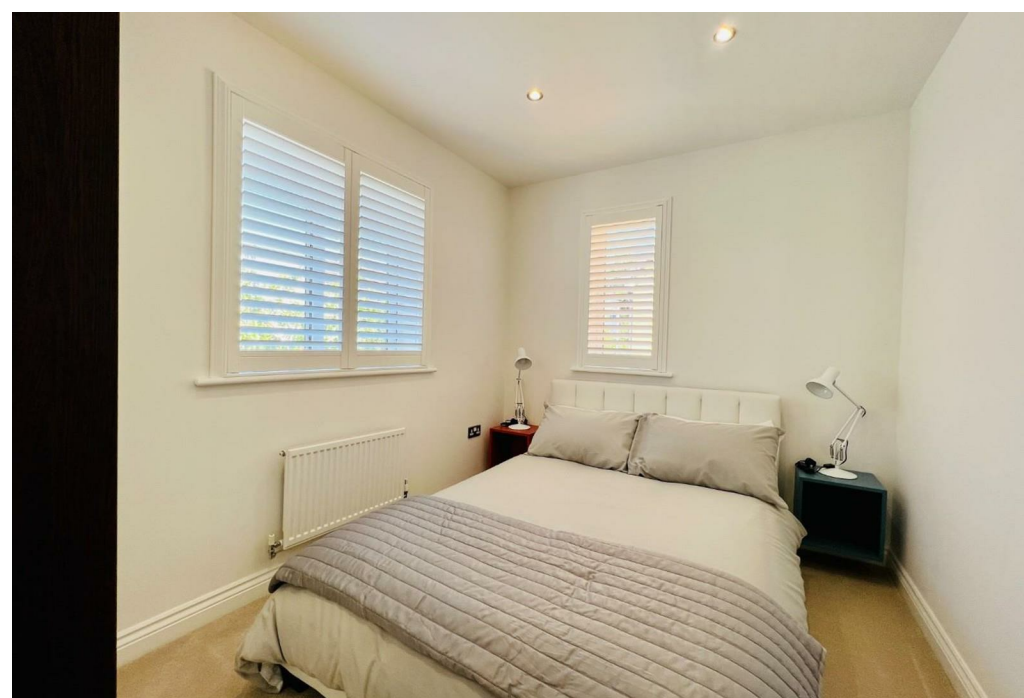
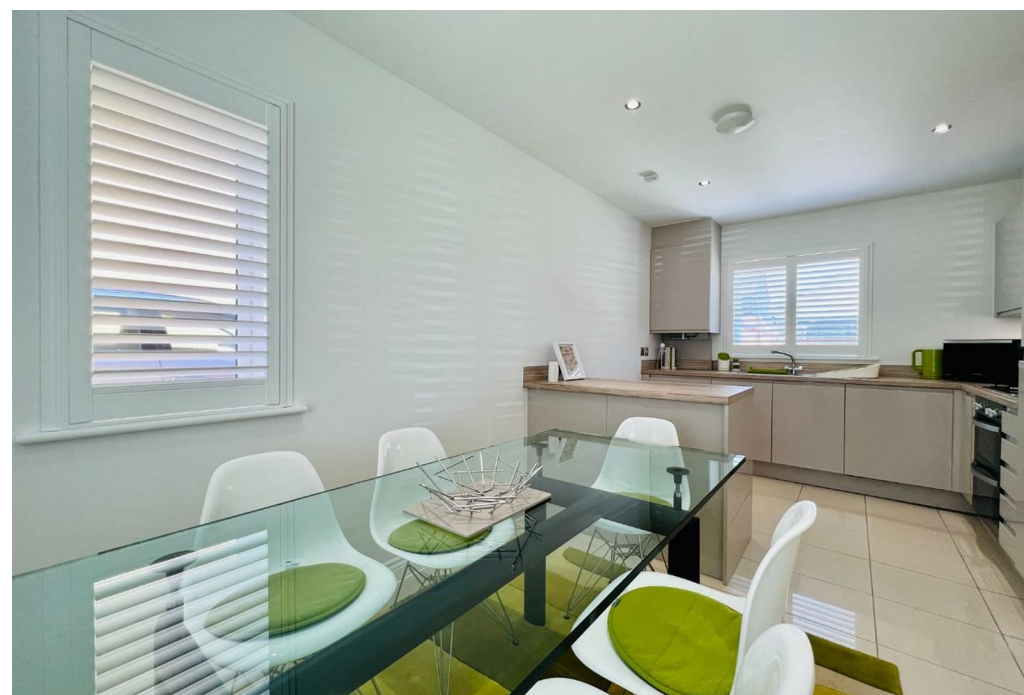
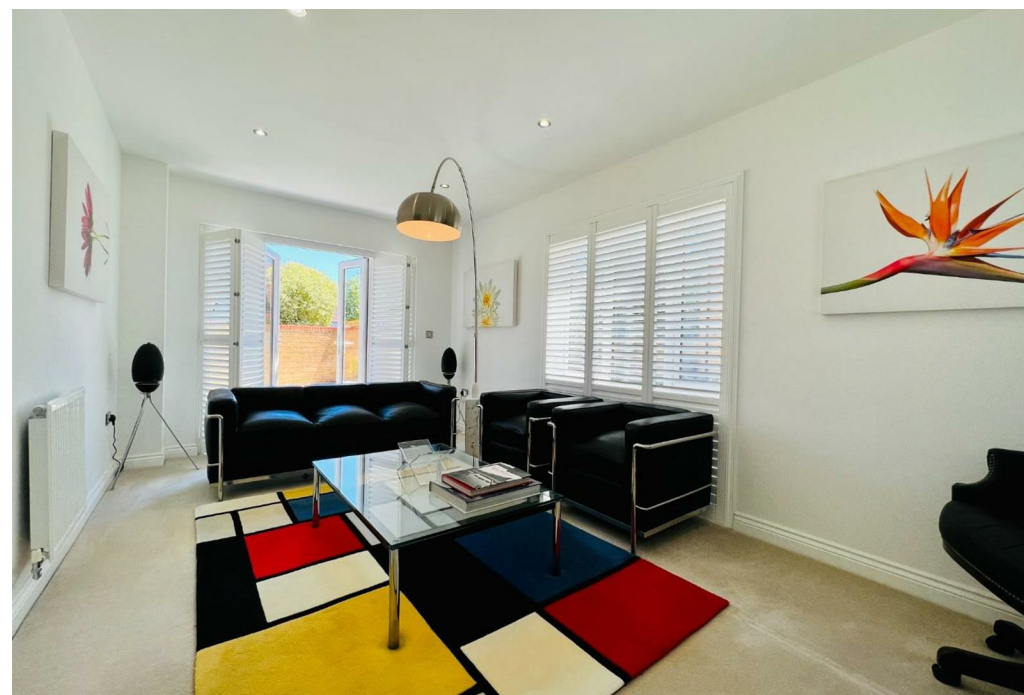
£425,000



Set within the heart of the popular Repton Park development, lies this well-presented three bedroom, detached family home boasting accommodation over two floors with carport parking and drive way for 2 cars.

The property is also located within the catchment areas for popular schools, such as Repton Manor Primary and Godinton Primary. It's just a short stroll to the Waitrose supermarket and local coffee shops. On arrival at the property, you will note its striking facade, which is a nod to the property's internal accommodation and high standard of presentation.

The home is situated within Repton Park, approx. 2 miles to the north west of Ashford's Town Centre and affords easy access to junction 9 of the M20



Park up on your drive under it's covered carport, where there is parking for 2 cars on the driveway. Wander into your new home. The term 'turn-key' is over used when it comes to well-presented homes, but here we feel it is justified! Arrive in a spacious and light filled hallway. With its ground floor accommodation consisting of a generously sized open plan kitchen/dining room – the bonus here is that the kitchen comes with integrated appliances throughout and offers a great array of gloss, wall and base hung cabinetry, offering plenty of storage and food preparation space seamless blending hosting friends and family gatherings, to the busy rush on the school run – it'll be a breeze here with modern living at your finger tips. Across the hall is the home's reception room. A bright and welcoming space with French doors leading to the garden at the rear, and a large window at the front meaning the room is well lit, with access into the homes well kept garden. This room comes with high-quality real wooden floors and offers plenty of space for the family to unwind, whilst not feeling on top of one another! The ground floor is finished well with the all-important addition of a ground floor W/C.

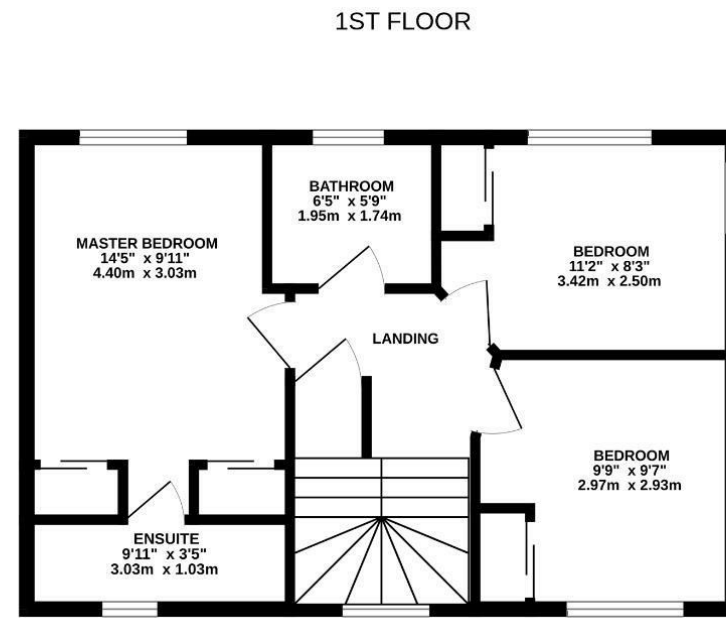
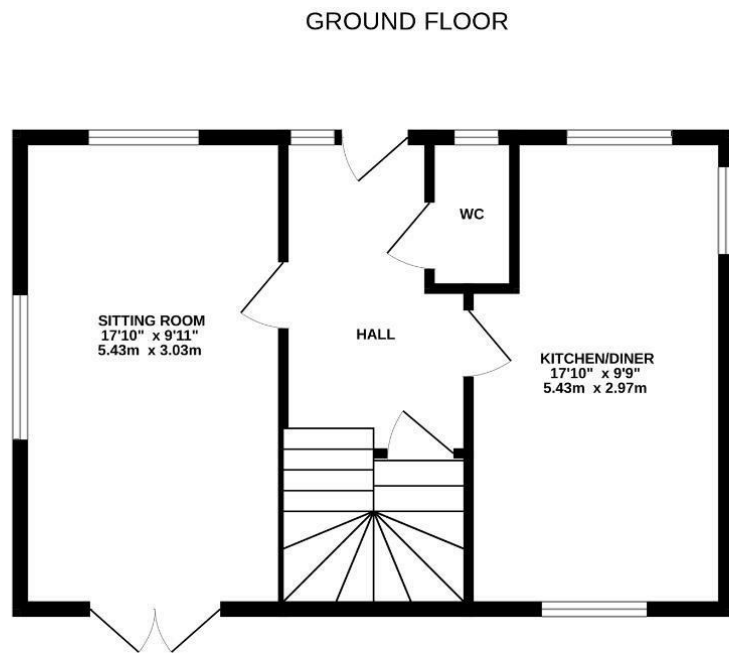
From the hall, you will find the stairs that rise from the entrance hall to three generously-sized double bedrooms. The en-suite to the master bedroom and the second bedroom are found at the front of the home, both indulging in the green outlook that greets you as you gaze afar! The master bedroom boasts a modern ensuite shower room and handy built-in wardrobe. The second bedroom has plenty of space for a double bed, or can equally be used as a generous office/study, which has become so important to those working from home. Opposite this room is the third double bedroom, located at the rear of the home, with views overlooking the garden. Bedrooms 2 & 3 are serviced by the home's modern family bathroom. This upper floor is finished nicely with a large storage cupboard on the landing that is great for laundry and more!

There is also a large loft space for all your storage needs.

At the rear of the home is the garden which has been adapted by the current owner to give even more space. With the carport and drive way positioned to the rear, with rear gate that provides access into the carport too. It now has a large area that is laid to lawn, with a modern patio that leads from the rear of the home, to the shed and rear gate. It's a great space to catch the summer sun! The home also has a part-fenced, part-brick wall boundary - enhancing the secure feel offered in the garden and also comes with a shed and plenty of additional space to store that garden furniture over the winter months!

Tenure: Freehold
Council Tax Band: E

- An immaculately presented, 3 bedroom detached family home
- Still oozing that 'New-like appearance' with NHBC Still remaining
- Carport + Driveway providing parking for 2 cars
- Well cared for rear garden with side access and patio space for alfresco dining
- Modern kitchen/diner with breakfast bar & integrated appliances
- 3 Spacious double bedrooms, With principal bedroom offering en-suite
- Modern family bathroom servicing bedrooms 2 & 3
- Brought to the market with no onward chain complications
- EPC Rating: C, Council Tax Band: E
- Estate fee's - Approx £260.00 (approx) per year (HML Group LTD)



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	80	
(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.

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