



Bryony Drive,
Kingsnorth,
TN23 3RE

£360,000



Located within the popular Park Farm estate in Ashford, lies three bedroom, detached family home. As you park up by your garage, wander in through your front door into a well proportioned home, although requiring some updating throughout, it is being brought to the market with no onward-chain complications, so you can start making this own in good time.

Park Farm is situated within easy reach of the town centre, Ashford International Railway Station, and the M20 Motorway. The property is also walking distance to a local shop and playground. A good choice of primary and secondary schools are also close by. The property is close to the local shop and playground and within walking distance of three Primary Schools.



Capturing the perfect balance of family living whilst being in close proximity to all of Ashfords amenities, and more importantly a moments wander from the Furley Park Primary Sch, we feel this is a must for your viewing list!

In brief, the ground floor accommodation consists of an entrance hall, W/C and a spacious, light flooded lounge to the right hand side of the home. The kitchen itself, whilst dated offers a good array of wall and base units, with integrated fridge freezer, Across the hall is the homes separate dinning room (which, could possibly be opened up to create a kitchen/diner – This space gives the chance to dine as a family with a table and chairs positioned by the patio doors that leads into the garden from the this, this room also offers a handy large understairs storage cupboard & access door into the lounge. Here, you will find a large family reception, providing space to ensure you can unwind and relax whilst not feeling on top of one another.

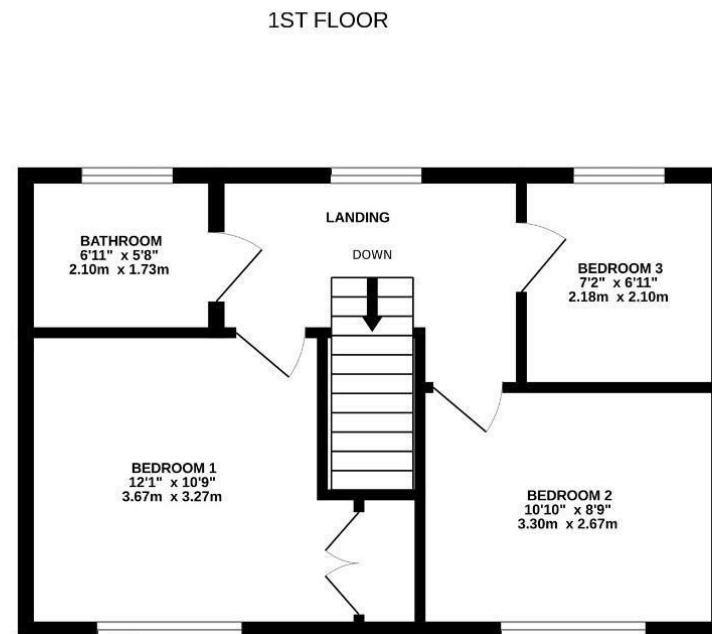
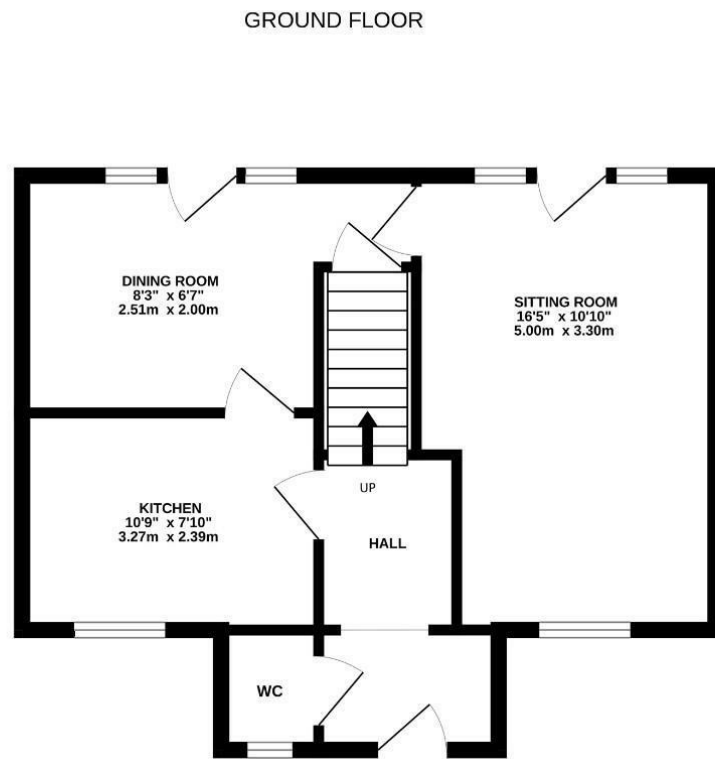
The stairs rise from the entrance hall, at the top of the landing, you will find three bedrooms & family bathroom. There is a large master bedroom, offering plenty of floorspace for free standing furniture, as well in-built cupboard that houses the homes boiler, allowing you to deal with all that comes with family life. There are 2 further bedrooms, with bed 2 being located at the front of the home, being an ample double room & a further 3rd single bedroom. All bedrooms are serviced by the homes family bathroom which offers a shower over bath, wash hand basin & W/C.

Externally, the property offers rear access, as well as two sets of patio doors from within the home, allowing you to let the cool summer breeze flood in when the weather is kind. From the patio doors found both within the diner and the lounge, you can step out into the large rear garden that is very private, offering the ideal spot for a table and chairs to dine alfresco. The garden is mainly laid to lawn, and offers also a driveway and garage to the rear too.

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 Evegata Barns. Furthermore, the M20 gives you direct access to the Lakeside and Bluewater shopping centre. Or perhaps if a more upmarket shopping centre like the Westfield shopping centre located at Stratford is more your thing, then all you need is a high-speed journey from Ashford International.

Tenure: Freehold
Council Tax Band: D

- 3 bedroom detached family home
- A moments walk from Bluebell Woods
- Offering driveway & garage to rear
- Brought to the market with no-onward chain complications
- Choice of reception rooms on the ground floor
- 2 Double bedrooms & further single bedroom
- Large laid to lawn rear garden
- Walking distance to local Primary Furley Park
- Quiet cul-de-sac setting behind established green frontage
- Council Tax Band: D EPC Rating: C (74)



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	83
	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.