



Sandyhurst Lane,
Ashford,
TN25 4NS

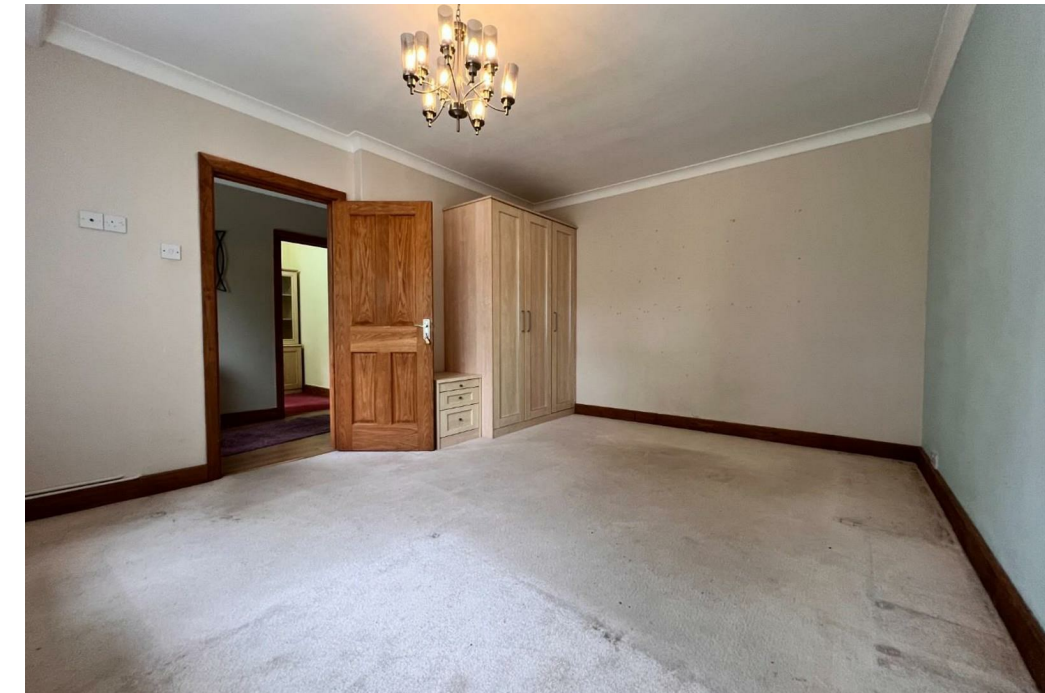
£650,000



A lifestyle change for many. That's the reason people have relocated to Sandyhurst Lane over the years as we're told... Situated within one of Ashford's most well regarded Lane's, lies this detached, chalet-style bungalow offer accommodation that spans some 2000sq ft.

Blending modern living & a large, very special garden – it's a plot here that extends to over a 1 / 4 of an acre, for those that have green fingers, this home could be for you. The bonus here, is that this property is marketed with no onward chain complications and further more, you can extend STPP if it's more space you desire. Don't just take our word for it, give us a call and book your viewing in today.

Where is it? Sandyhurst Lane, Kennington - it certainly does allow easy journeys to amenities and handy transport links, The property is a short drive to A20 & M20 ; The Ashford International station is just a short drive, providing fast access to Charing Cross, London Bridge & Cannon Street.



The versatility of this home in our opinion here is what sets it apart, from a number of reception rooms, to it's ground floor bedrooms, multi-generational living has been on the rise following the pandemic, and here, the family are covered. The home is sat behind a mature frontage, shielding it from the road-side. Behind it's drive offering parking for a number of cars, you'll find an integral garage too – allowing you to get the car of the road if needed, but more so providing vital external storage to tackle all that comes with family life. The mature front garden is planted, with an array of mature trees, shrubs and bushes emphasizing that secluded feel here. Via the front door, you'll find yourself in an welcoming entrance hall, this is where you'll find that versatile living arrangements- with a choice of rooms that are yours to do what you wish with. Currently offering a ground floor bedroom with views out over the mature front plot, a separate study/office ideal for those who are now working from home. Beyond this office is a shower room which lends itself well to the provision of ground floor living & bedrooms arrangements currently on offer.

Beyond this is a substantial rear kitchen/diner with a more formal separate dining room. The kitchen itself offers a modern feel, with gloss wall and base units + plenty of space for free standing furniture, there is also the bonus of a handy separate utility area & downstairs W/C – This space also gives access into the rear of the properties garage. Finishing the ground floor layout well, is another spacious family room that is located at the rear of the home, offering an impressive amount of floor space, allowing the family to unwind without feeling on top of one another. Why not pop open those patio doors, and let family and friends bask in the glory of that wonderfully manicured garden, it's a space that once your in, you simply wont want to leave!

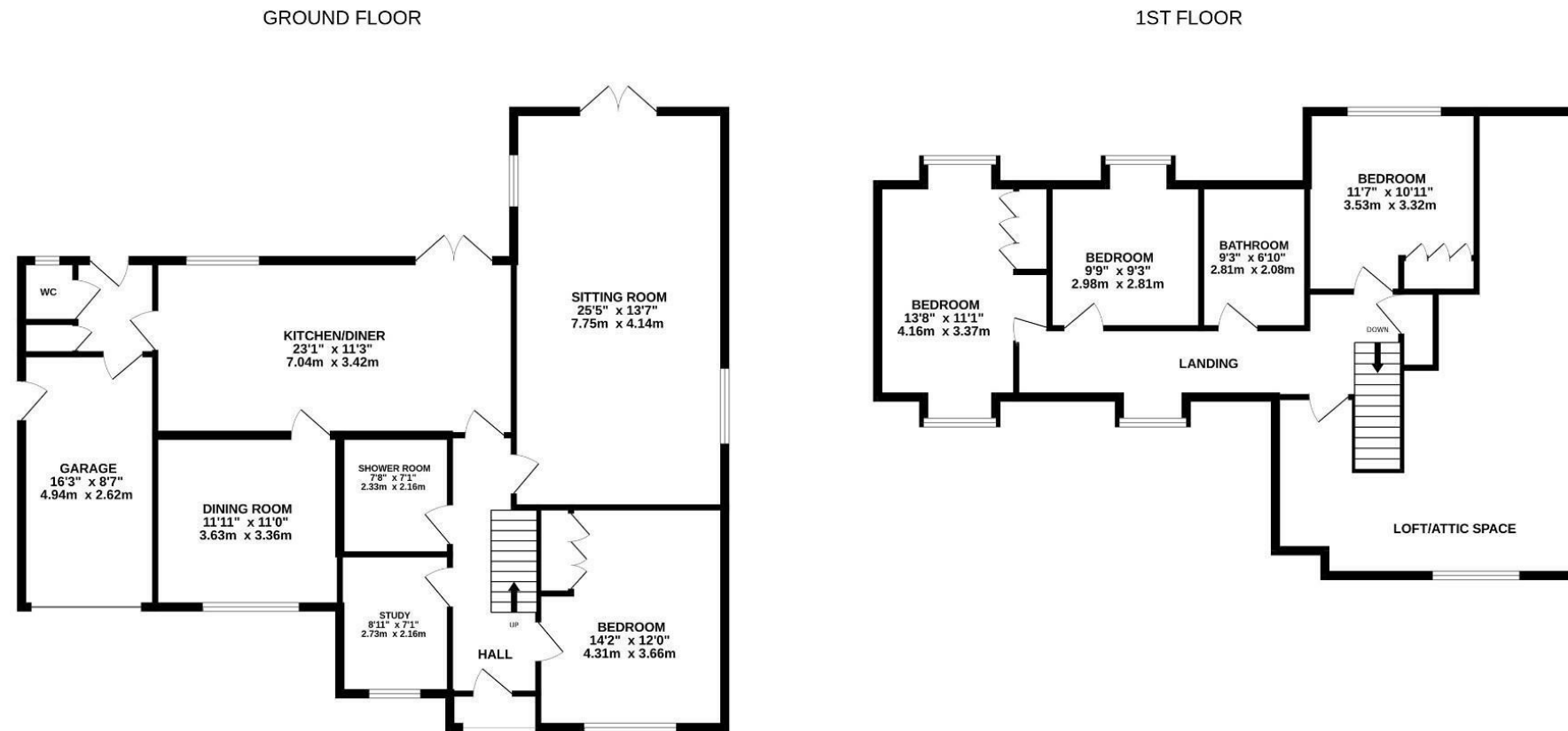
Climb the stairs and you'll find a choice of 3 spacious bedrooms and the family bath suite. Being of a chalet-style downstairs, the homes space on offer on the ground floor is impressive, but there's more to see here. With a fantastic 'surprise' space. The long hall provides access to all bedrooms and the loft room. There is an access door to the homes attic space, which offers an L shaped room, in our opinion lending itself well to a future conversion. The room is currently in need of reconfiguration to provide living space, but would make quite a special bedroom as the room on offer here is quite impressive. Bedrooms 1 & 2 are equally sized double bedrooms, with bed 2 offering in-built storage space. All 3 bedrooms being positioned perfectly, allowing you to gaze longingly into the rear garden of a morning. These bedrooms are serviced by the four piece family bathroom found between beds 1 & 3 found along the corridor, with smartly placed dormer windows flooding this space with natural light during the day.

For those with green fingers, step out-side and become lost in this truly tranquil setting. The possibilities here are quite endless, with the garden being of such a size, a single story rear extension would hardly impact on the garden you've got to use. It's mainly laid to lawn, with a patio that leads from the rear of the home to the side gated access. There's a delightful array of shrubs, wild plants and flowers – You can see the care that has been provided into the plot over the years – It's been a garden where music has been played, friends and family have gathered, that is now longing for it's next owner. Whether you're a family upsizing, or someone considering a move to one of Ashfords finest roads in our opinion, we certainly feel this home should be right at the top of your viewing list!

Where is it? Sandyhurst Lane, Kennington - it certainly does allow easy journeys to amenities and handy transport links, The property is a short drive to A20 & M20 ; The Ashford International station is just a short drive, providing fast access to Charing Cross, London Bridge & Cannon Street. The property lies on the fringes of Ashford with a popular local public house, The Hare & Hounds just a short walk away. Ashford offers a wide variety of shops. including the McArthur Glen shopping outlet. schools. restaurants and

Tenure: Freehold
Council Tax Band: E

- A Delightfully position detached bungalow
- A choice of 4 / 5 bedrooms + 2 bathrooms, Offering ground floor living
- Sold with no onward chain complications
- Mature rear garden and large front plot
- Driveway providing parking for multiple cars + integral garage
- Mature front and rear gardens offering 1/4acre (approx)
- Generous kitchen/diner with patio doors + separate utility room
- Offering scope for extension subject to nessacery planning permission
- EPC Rating; D (60) Council Tax Band: E
- Mains electricity & gas & Water, Drainage via septic tank



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.
Made with Metropix ©2024

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	EU Directive 2002/91/EC	80

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.