



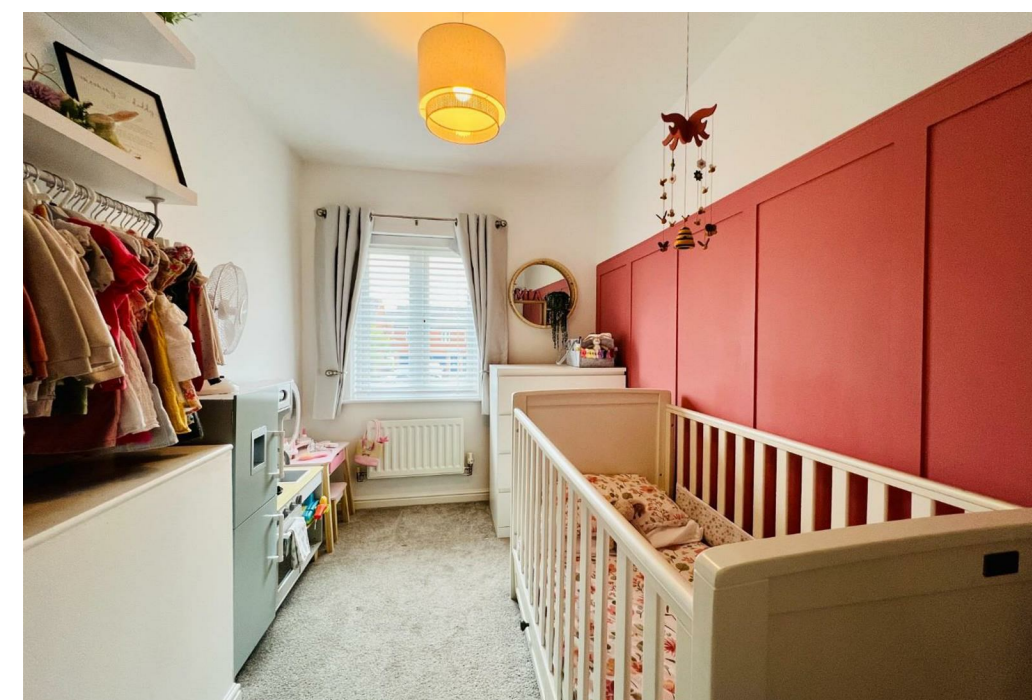
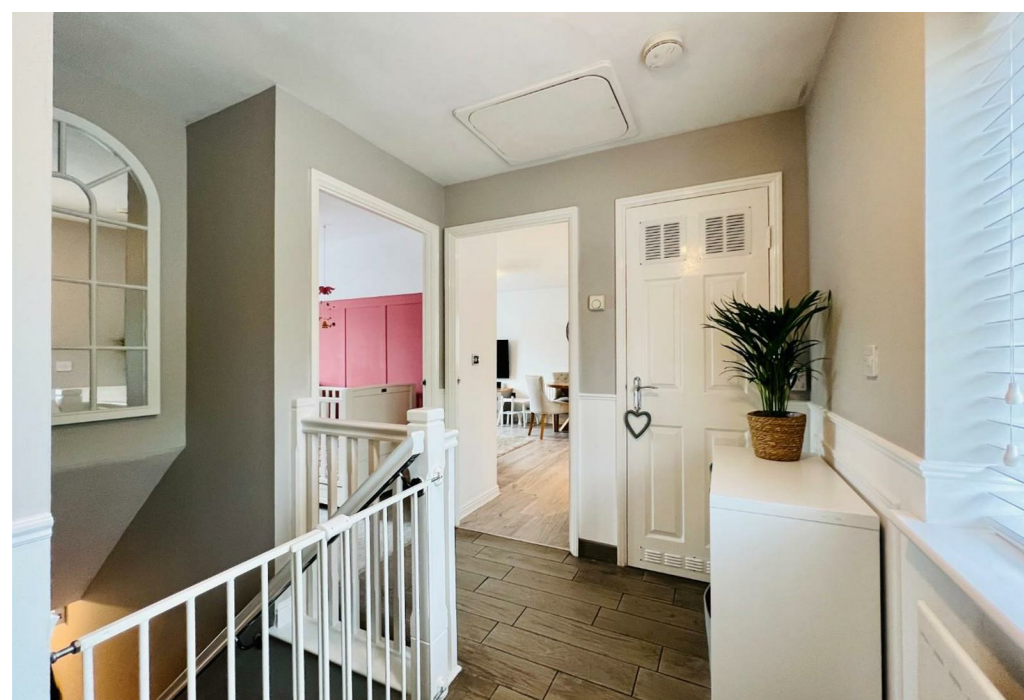
Bluebell Road,
Kingsnorth,
TN23 3GJ

£260,000



Hunters are delighted to bring to the market this free-hold detached 2 bedroom coach house within the extremely popular Park Farm estate. Nestled within development you will find this well proportioned coach house home just a stones throw from local amenities and Junction 10a of the M20, ideal for commuters and those looking to reach London.

The home is found within sought after location on the edge of the Park Farm. The development which is located against a woodland backdrop, yet lies 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).



Park your car on your drive and stroll into your new home to enjoy the luxury of your own detached property! You discover externally, a garage & parking spaces opposite your front door. 1 of which providing parking for the neighbouring property. The bonus here is, it's freehold & has it's very own garden, you'll find it hard to find a like for like!

Internally, there is a handy entrance hall, the ideal place to kick off your shoes and hang up your coat, providing access into the homes garage, providing the essential storage space most 'flats' struggle with. The garage is of good size, and offers up & over door, with further storage cupboard and access into the mainly laid to lawn rear garden. The stairs rise to the landing that is nicely lit thanks to the smartly placed window that flood the hallway with light.

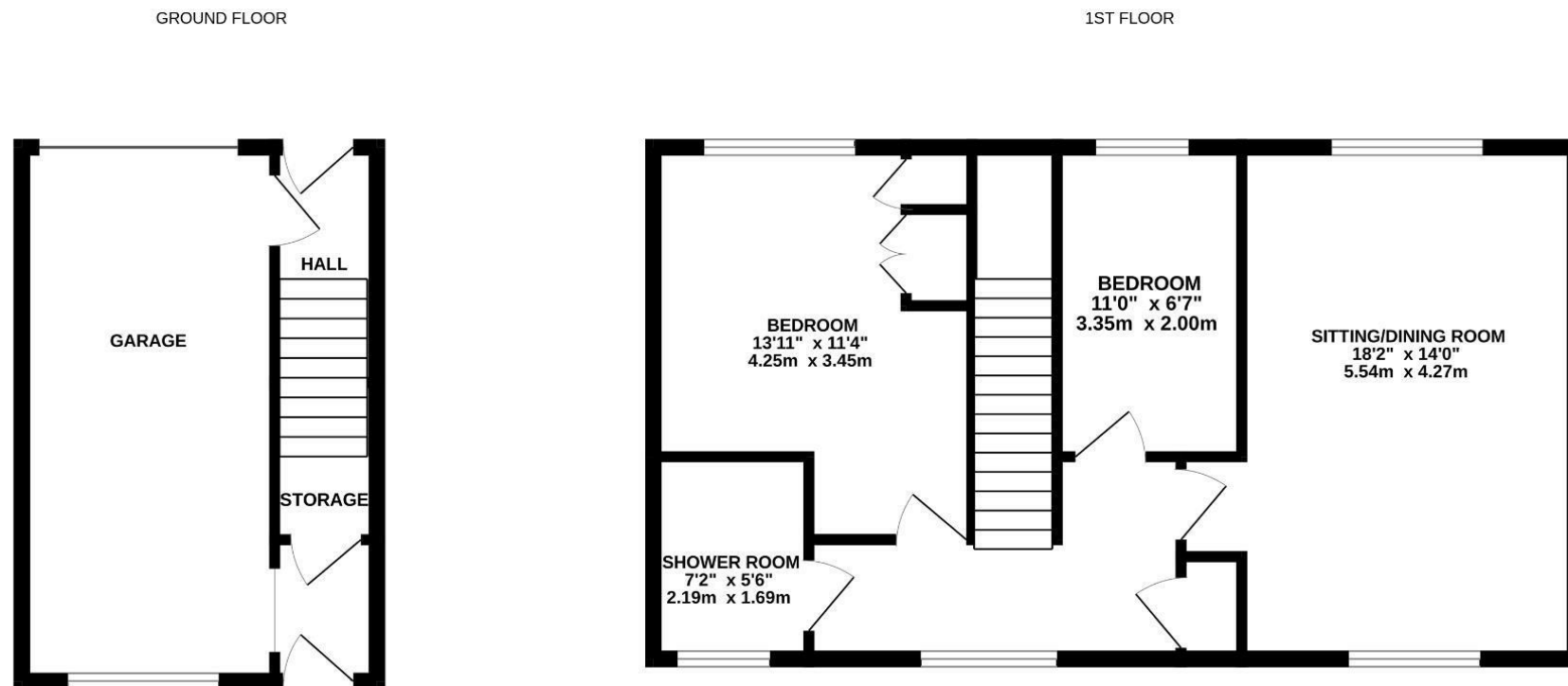
The large principal double bedroom is well lit again and offers ample floor space with fitted storage too. The hall leads round into the properties large open plan lounge/dining room with kitchen, offering a good array of wall & base units - There is plenty of space to have a lounge suite and also dining room table, it's a great place for a first time buyer to make this their own! Internally, the property is finished off well with a comfortable 2nd bedroom. Both bedrooms are serviced by family shower room, with wash hand basin & W/C, finished in a modern tile. Coach House's are few and far between, but here you've got outside space, with access provided from within the garage, it's a private space that offers the chance for you to enjoy the weather when it's warm, something not often found in Coach Houses!

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

Tenure: Freehold
Council Tax Band: B

- 2 Bedroom, Detached Coach House
- Freehold sale - No service charges or ground rent applicable
- Garage providing access to property & rear garden
- Nestled within a quiet cul-de-sac setting
- Driveway providing parking
- 2 Spacious bedrooms serviced by family shower room
- A fantastic first time buy opportunity
- Open plan hub of the home with modern kitchen/lounge
- EPC Rating: C (77) Council Tax Band: B
- Popular Park Farm location within walking distance to shops & schools



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	77	77
(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.

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.