



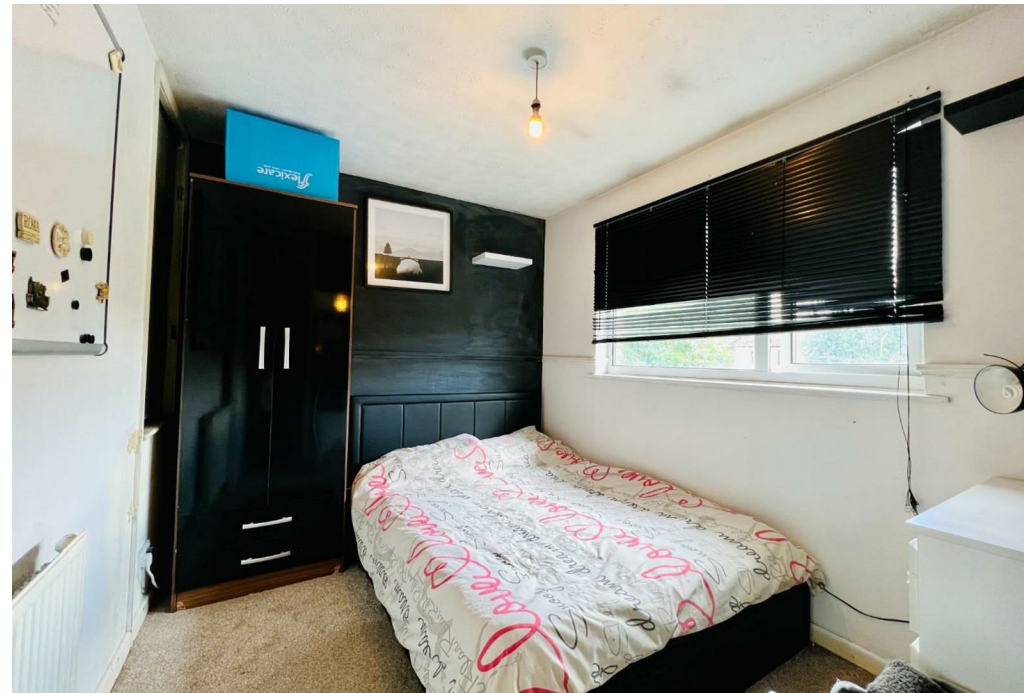
Springwood Drive,
Ashford,
TN23 3LQ

£370,000



Hunters are delighted to welcome to the market, this spacious, four bedroom semi detached home that offers a number of useful reception rooms as well as large integral garage. This home is found within the popular Godinton Park development offering an excellent choice of schools and amenities nearby while being close to junction 9 of the M20 and Ashford International train station.

This home is found on Springwood Drive in Godinton. A popular residential road, approximately 1.5 miles north-west of Ashford town centre. Godinton primary school is 0.3 miles away and has a "good" rating from the most recent Ofsted reports. Highworth grammar school for girls has an outstanding Ofsted rating and is just 0.8 miles away. The local parade of shops and public house are under half a mile and Chestnut Grove woodland and play area is under 1 mile away, popular for family walks with the dogs.



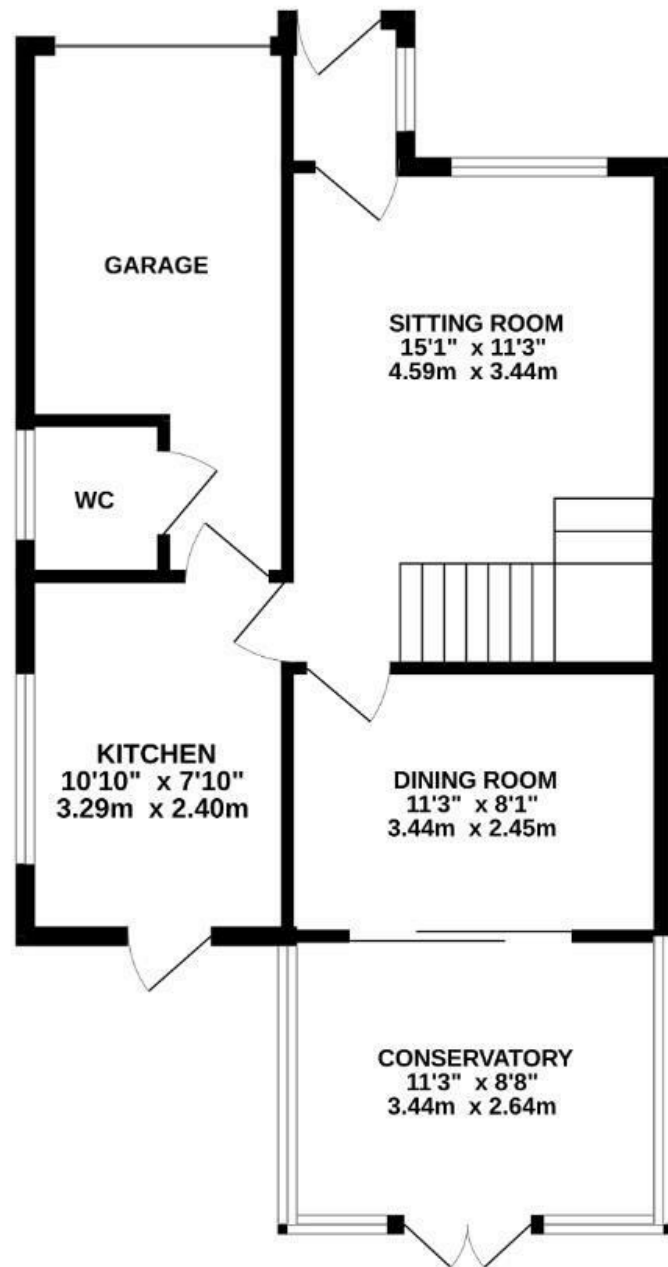
The homes accommodation in brief; offers an entrance porch which leads into the spacious separate reception room, beyond this generous dining room with kitchen opposite. The kitchen here offers pine wall and base cabinetry, as well as space for free standing appliances, the real bonus here, is there is a large integral garage, that has had a downstairs W/C installed during the vendors time here, that also houses the boiler. The ground floor is completed by a rear conservatory, that offers more reception space where friends and family come to visit.

The stairs rise from the lounge, where you will discover 4 well proportioned bedrooms. 1 Of which offers helpful built in cupboard space. Bedrooms 2 & 4 are located at the rear of the home and offer a delightful view out into the long rear garden. The 3rd bedroom is an ample office, but ensures that a growing family will be comfortable here. There is a separate W/C and bathroom that services all bedrooms on this floor, which offers a shower over bath, wash hand basin & W/C.

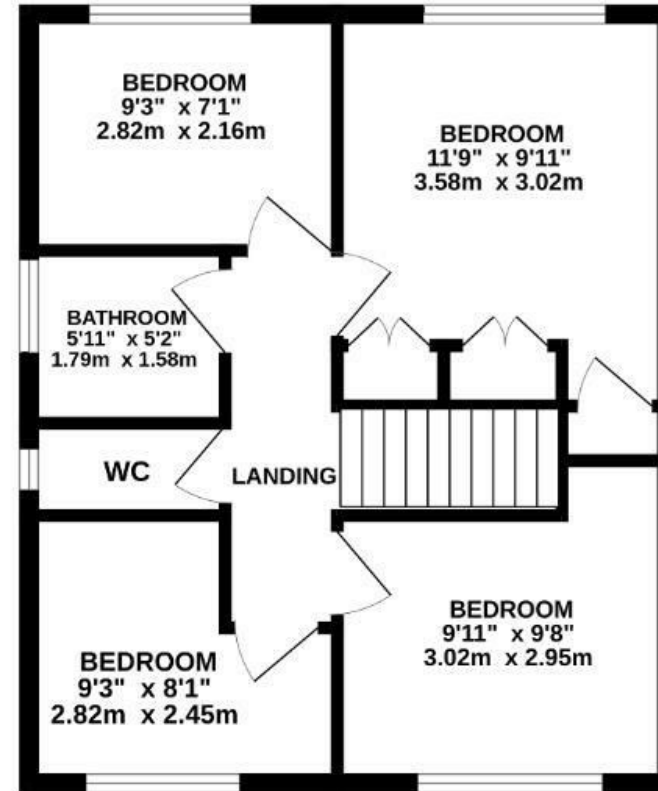
Externally, The home offers a large, long rear garden that is fully enclosed with fenced boundary, offering an array of plants and bushes; there is also a decked area that leads from the rear of the property which provides a perfect space for alfresco dining. Toward the rear of the garden is a established vegetable patch, where if you've got green fingers, the possibility to grow fruit and veg from home are endless! At the front of the home is where you will find the driveway providing parking off the road.

Ashford International Station is just 1.3 miles by foot; from here you can get the high speed train to London St Pancras in just 38 minutes. Eurostar operates frequent trains to the continent including Paris, Lille and Brussels. Junction 9 of the M20 and the A28 are both easily accessible too. Ashford town centre has a great selection of well known high street stores as well as independent shops and restaurants. The gardens of Godinton House include one of the longest Yew hedges in England. Godinton House is one of the most important houses in the Kentish parish of Great Chart.

GROUND FLOOR



1ST FLOOR



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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Tenure: Freehold
Council Tax Band: C

- A well proportioned 4 Bedroom, semi detached family home
- A choice of 4 spacious bedrooms
- Rear conservatory leading into large rear garden
- Large integral garage with the addition of ground floor W/C
- Separate family reception room to front of the home
- Separate formal dining room located opposite kitchen
- Driveway providing parking for 1 car
- Separate W/C Upstairs & Family bathroom
- EPC Rating; D, Council Tax Band: C
- Popular Godinton Park Estate within walking distance to local Primary

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		
	63	82
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.