



Park Drive,
Ashford,
TN26 1EG

£325,000



Found adjacent to open fields is this three bedroom semi-detached home, located in the popular village of Hothfield. As soon as you arrive you are immediately greeted with the impressive front garden, which also provides parking for vehicles as well as a useful out-building with power and internet!

This quiet village location is set in a conservation area with the property surrounded by country views and even a vineyard, with just a few minutes walk from Hothfield heathland nature reserve (140 arce). The village has a local shop and post office with internal ATM service. Hothfield Common has a children's playground and a multi-use all-weather games pitch adjacent to the south east and a car park to the north just off the A20, easy access to the M20 and links to London



Being located a moments walk from the Hothfield Common, the accommodation of this home in brief consists of; a well proportioned entrance hall, a good size lounge to front, with large picture window overlooking the front plot, flooding the room with natural light. Across the hall, is the rear kitchen/diner that has been reconfigured - lending itself well to deal with day to day modern living, providing the chance to entertain guests & hosting friends and family, bringing you all together in this well thought out space. The kitchen itself benefits from a great array of wall and base units offering plenty of food preparation space & space to dine as a family with patio doors. There is a rear door that leads from the kitchen into the rear handy utility room & garden beyond.

The stairs lead from the hall to the landing, where you will discover three well proportioned bedrooms and a family bathroom. The master bedroom is ample in floor space which also benefits from large in-built storage cupboards & that glorious far reaching green view. Bedroom three is also located at the front of the home overlooking more greenspace. The second bedroom is an equally well sized double bedroom again offering further storage and overlooking the rear garden. On the landing you will find access to the partially boarded loft.

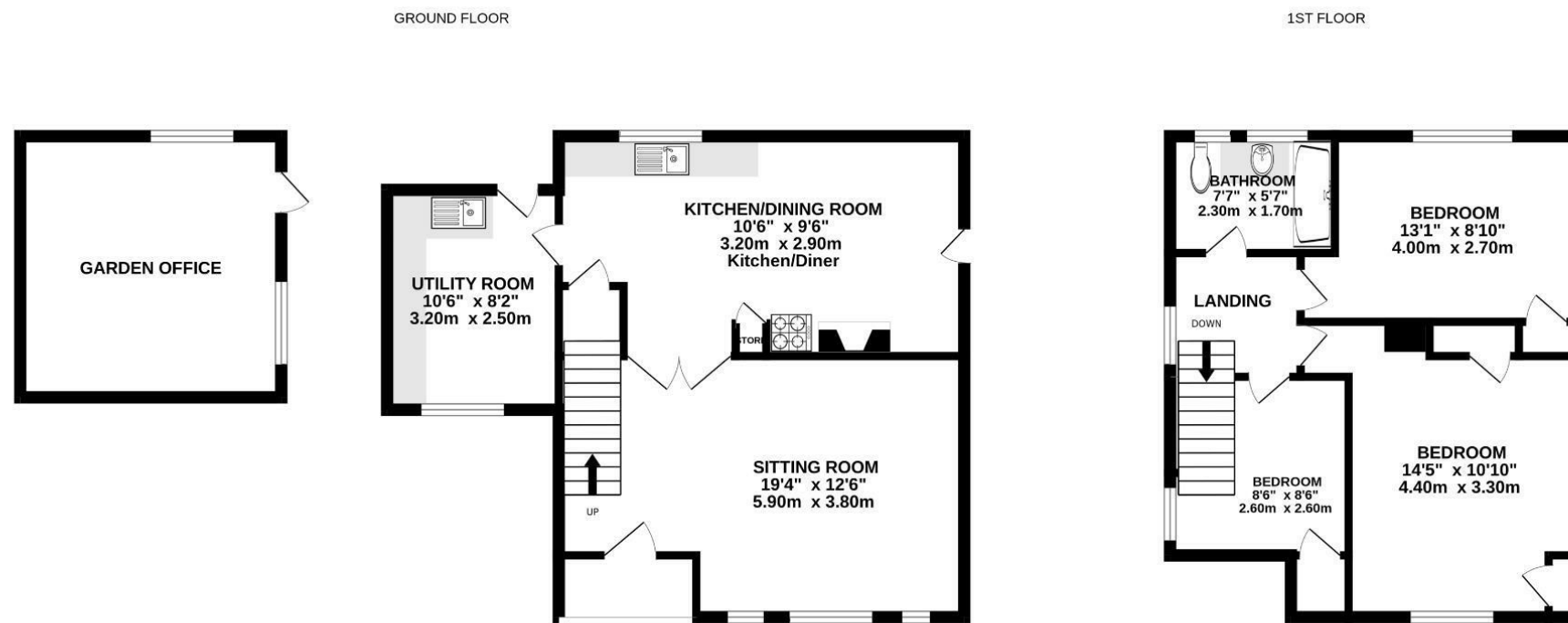
Externally, the home also boasts a generous garden, that offers more than meets the eye, with a laid to lawn section, as well as a patio ideal for catching the summer sun. There's a further area with additional patio, which leads to the out-building, offering a potential work from home space, or to stow away all that comes with family life.

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Tenure: Freehold
Council Tax Band:



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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- 3 Bedroom, Semi-detached home
- Generous corner plot offering parkland views to front elevation
- Large front garden with driveway providing parking
- Having undergone previous reconfiguration to ground floor layout
- Wooden out-building (3.81x3.81m) approx with power & lighting
- Family reception room providing green outlook
- Separate kitchen/diner to rear & Utility room
- 3 Well proportioned bedrooms & Family bathroom
- Popular Hothfield location
- EPC Rating: C (69) Council Tax band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		69	
(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.