





Hawthorn Road,  
Ashford,  
TN23 3LT

£350,000

 3  2  2  C

*Hunters are delighted to welcome to the market, this end of chain, three bedroom link-detached family home in the sought after area of Park Farm. Externally, you are greeted by off street parking for two cars as well as the added addition of a good sized garage, ideal for those who want to take their car off the road.*

*The property is situated close to local amenities including Tesco's Supermarket, Furley Park & Kingsnorth Primary Schools, and John Wallis secondary school. It is within a short drive to the M20 motorway, Ashford Town Centre and the International Station from where the commute to Central London takes just 37 Minutes.*



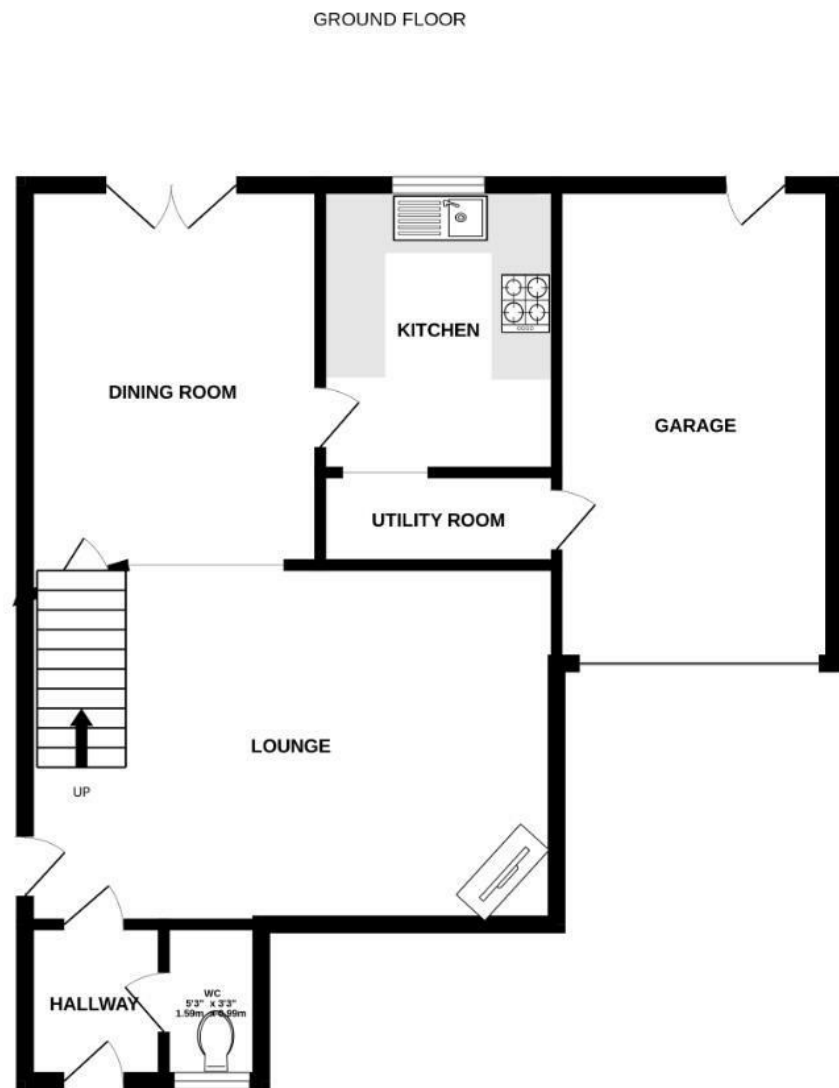


***Through the front door you will find an entrance porch, with access to the ground floor W/C, another door leads into a great open planned space, that is ideal for growing family, with window to the front that floods the room with light, and spacious lounge, great for modern living. The lounge flows into the properties dining area, again well lit by the addition of french doors that look out into the garden. The kitchen boasts a modern feel, with space for free standing appliances as well as offering a good array of wall and base units, as well as a utility area + a door into the garage too! The layout flows modestly through the property and offers family living space where ever you turn.***

***The stairs rise from the lounge and give access to three good sized bedrooms and a family bathroom. The master bedroom is adequately sized and is located toward the front of the home with fitted storage. Bedroom two is equally sized and can comfortably accommodate a large double bed with plenty of free standing furniture if needed. Across the landing there is a further third bedroom, that can be easily used as a bedroom, or perhaps a study, ideal for those who are looking to utilise a 'work from home space.' This floor is rounded off well with a the family bathroom, which has a shower over bath, wash hand basin & W/C overlooking the rear of the property, a handy airing cupboard finishes the homes accommodation well.***

***The garden itself is a good size and also benefits from a fenced boundary, ideal for those families that want a private garden. The garden is fairly low maintenance and has the addition rear access into the homes garage. The garden is mainly laid to lawn. We feel this home is a truly perfect space for a growing family with children being located a short walk from the Tesco Supermarket and a buss stop being located just a minutes walk from the front door.***

***The property is situated close to local amenities including Tesco's Supermarket, Furley Park & Kingsnorth Primary Schools, and John Wallis secondary school. It is within a short drive to the M20 motorway, Ashford Town Centre and the International Station from where the commute to Central London takes just 37 Minutes. Park Farm also offers fantastic walks as well as a park only a stone's throw away - ideal for those families with children, or dog walkers! Here at Hunters, we truly feel that this home really needs to be viewed to be appreciated. So, to arrange your appointment now, please call sole agents Hunters on 01233 613613***



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: D

- No Onward Chain Complications!
- Three Bedroom, Linked detached family home
- Driveway & garage providing parking
- Situated within a quite cul-de-sac of similar homes
- Walking distance to Tesco's, Local GP & Buss Route
- 3 Bedrooms, Principal with fitted wardrobes serviced by family bathroom
- Large family reception room to front of home
- Open plan dinning room leading to kitchen + Utility room & Downstairs W/C
- EPC Rating: C (72) Council Tax Band: D
- Popular Park Farm Location near to local Primary Sch's!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive	

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.