



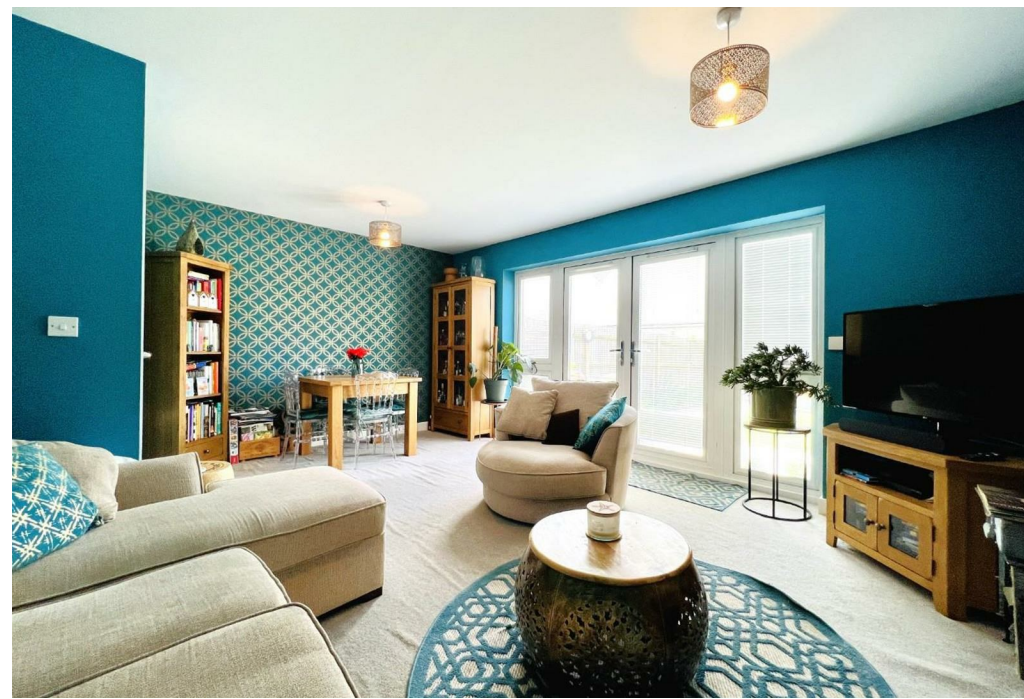
Conningbrook Avenue,
Ashford,
TN24 9FA

£350,000

3 2 1 B

Guide price: £350,000-£375,000. Modern living; a moments walk from the tranquil Conningbrook Lakes, A well presented mid terrace modern home, being brought to the market with NO ONWARD CHAIN! What's on offer? It's a spacious and well presented 3 bedroom terrace house which offers a fantastic opportunity for those considering an upside, whilst being In touch of all of Ashford's amenities close by.

There's an entrance hall, a modern kitchen/breakfast room located at the front, offering fitted appliances found under stylish worksurfaces and contrasting gloss sandstone wall hung cabinetry, there is also a lovely window allowing this room to flood with natural light. Follow the hall and you'll discover a large ground floor W/C, the essential of all modern homes. At the rear, is a spacious and comfortable reception room which also offers double patio doors that lead out into the well kept rear garden. The lounge has been tastefully decorated by the current owners offering ample space for the family to unwind, without feeling on top of one another.



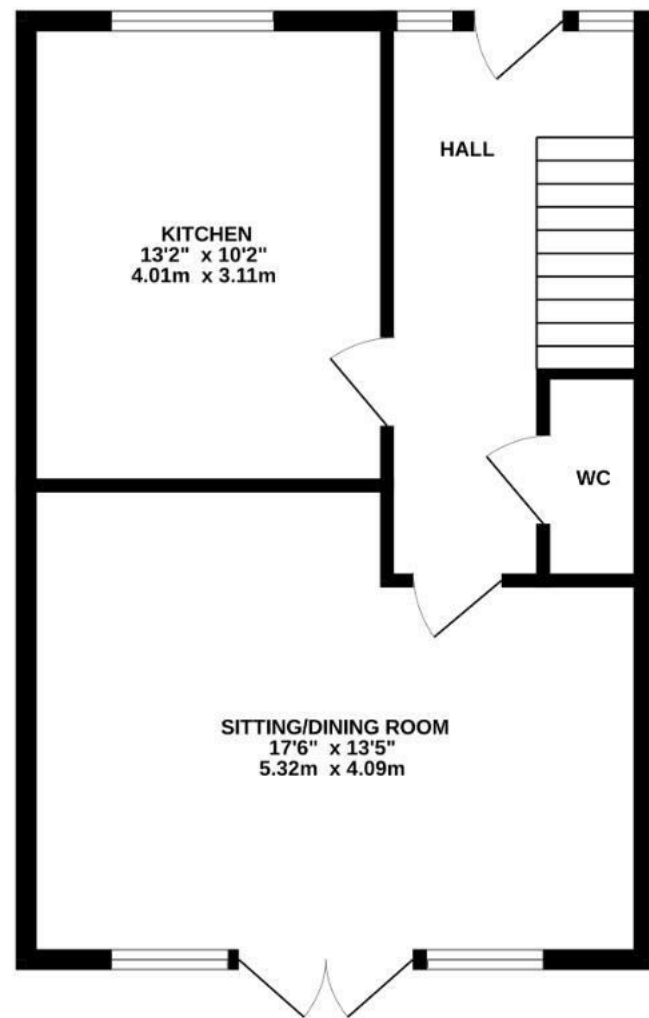
Climb the stairs and you'll discover 3 well proportioned bedrooms, with the principle bedroom offering a walk in en-suite shower room as well a large built in wardrobe. The guest bedroom is a fantastic size, with plenty of space for free standing furniture. You will also find a comfortable 3rd bedroom, which is reasonably sized for a younger child or perhaps a work from home study, which we've found to be high on the agenda for many following the hybrid working from home. The second & third bedroom are serviced by the homes well presented family bathroom which offers shower over bath, hand basin and W/C finished in a modern tile.

The home's rear garden is south west facing and benefits from a patio area at either end – ideal for catching the sun throughout the day. The lawn has been laid with artificial lawn and there are two established flower beds. The property benefits from rear access to a large weather boarded car port providing both parking as well as a handy large shed/storage area. To the front of the home, there are also ample visitor bays nearby. Conningbrook Lakes lies within Conningbrook Country Park featuring lakes, ponds, woodland and grassland. The peaceful lakeside location offers a tranquil lifestyle on the edge of Ashford, with high speed links to London for commuters.

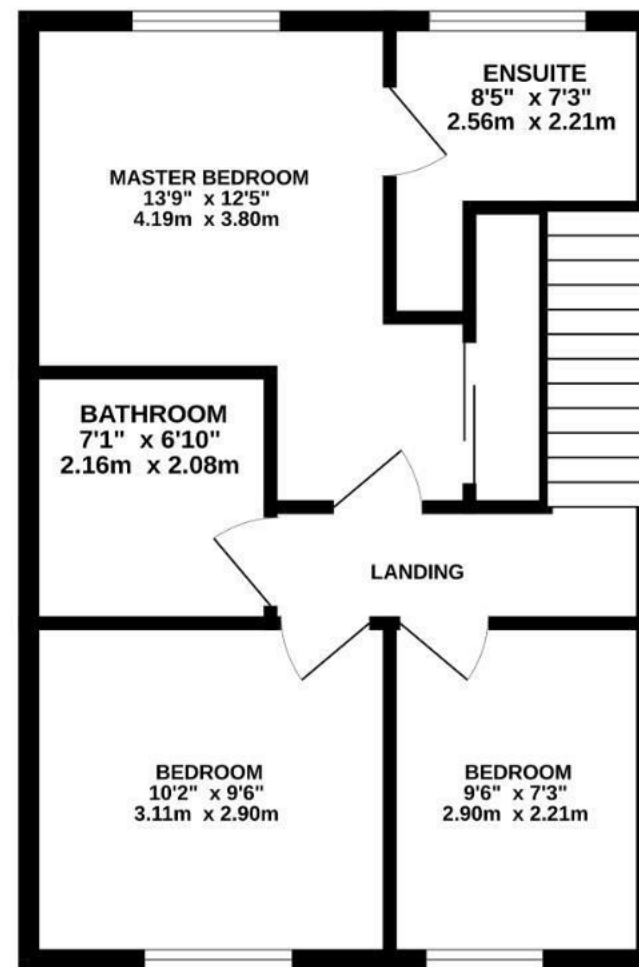
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**All mains services are connected, but none have been tested by the agent.
Flood Risk: Very low Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)
Average Broadband Speed: 68mb Superfast :1000mb Ultrafast :1000mb**

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: D

- No Onward Chain Complications!
- Well presented, 3 bedroom home
- Residing in the popular & tranquil Conningbrook Lakes development
- Allocated parking to rear in carp-port + external storage space
- Low maintenance rear garden + rear access
- Generous principal bedrooms with en-suite shower room
- 2 Further guest bedrooms serviced by modern family bath-suite
- Spacious kitchen/diner to front of the home with large welcoming reception room to rear
- EPC Rating: B (85) Council Tax Band: D
- Conningbrook Estate Fee's £408.00 per annum and approx 5 years NHBC warranty

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		85	
(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	

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.