



Saw Lodge Field,
Kingsnorth,
TN23 3PB

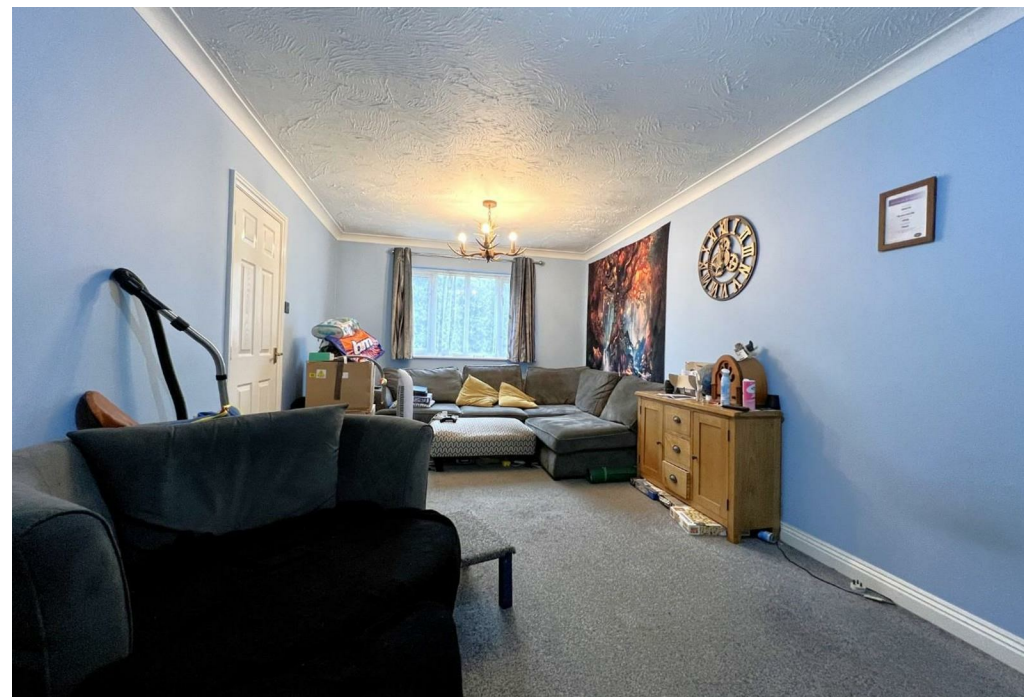
£375,000

4 2 2 C

GUIDE PRICE: £375,000 - £400,000. Hunters are delighted to welcome to the market this spacious four bedroom detached family home in the sought after area of Park Farm. This home benefits from off road parking in front of the homes garage, situated to the rear of the property.

The ground floor offers a good sized lounge area, a great space for the family to relax and unwind of an evening, which has access through to the conservatory to the rear of the house. Located in the central of the house is the dining room which is accessed via double doors. The kitchen offers space for plenty of storage, as well as an array of wall and base units for those all important kitchen utensils. The ground floor also consists of a W/C.

The kitchen leads out onto the patio which is located to the side of the property, this then continues round to the rear garden which is laid to lawn. The garage is accessible from the rear garden, which has electricity and eaves storage.



The stairs rise from the entrance hall to access four good sized bedrooms, an en-suite to the principle bedroom and a family bathroom. The master bedroom is a good size, with the room being flooded with natural light thanks to the large windows overlooking for the rear garden - there's a the en-suite shower room, with wash basin and W/C. Bedroom 2 and 3 is an equally sized double, ample for free standing furniture. The fourth bedroom could alternatively be used as a study, suitable for those who need that space to work from home. The family bathroom finishes this floor nicely with a shower over bath, wash hand basin & W/C, servicing bedrooms 2,3 and 4.

The garden itself is well sized, and fairly low maintenance, with a patio area and laid to lawn. To the side you will find a handy shed, perfect for outdoor storage. Externally, the home has a garage that provides ample storage space for the family or enables to get the car off the drive.

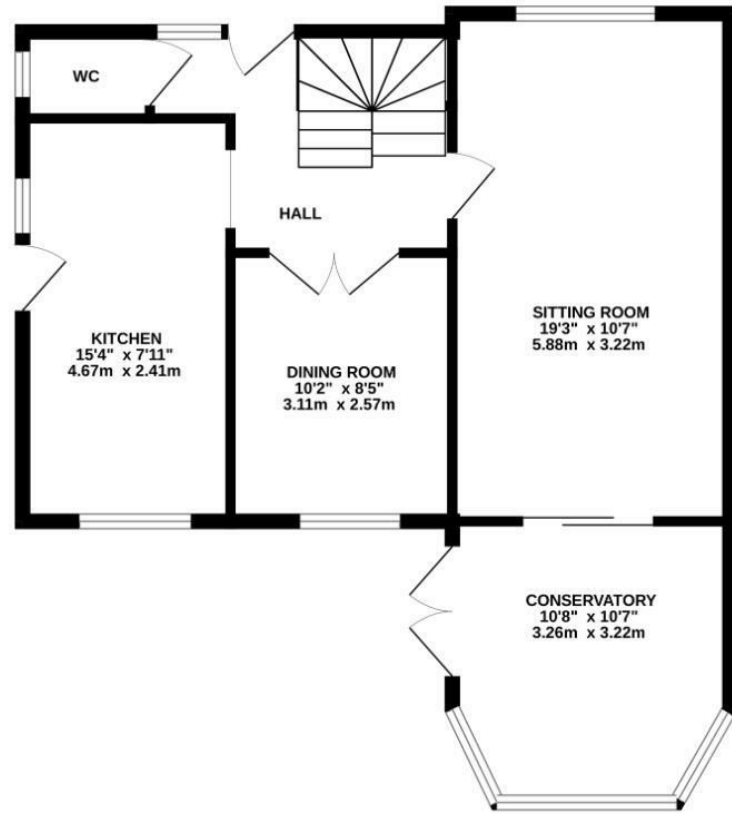
The property is located in the sought after location of Park Farm and is walking distance to Furley Park Primary School which is rated 'good' by Ofsted. Park farm also offers a large play park, Tesco supermarket & petrol station, hairdressers and a range of other local amenities. By car you are 2.5 miles away from Ashford International Train Station where the High Speed Rail operates services to Ebbsfleet International, Stratford International and London St Pancras in 38 minutes, 2.6 miles to Ashford Town Centre and 2.7 miles to Junction 10 of the M20.

Services - All mains services are connected, Mains water, gas, electricity and sewerage, none have been tested by the agent.

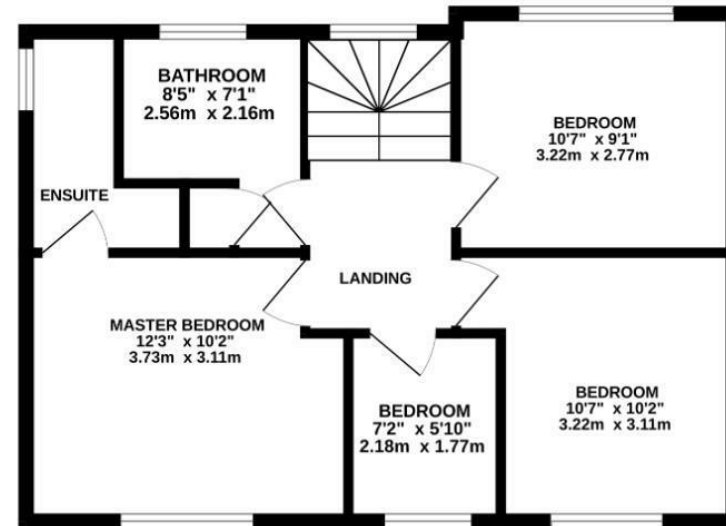
**Heating - Gas Central Heating. (The seller has informed us that the boiler had been replaced Dec 2023) Mobile Phone Coverage - Okay
Flood risk - Very Low**

Tenure: Freehold
Council Tax Band: E

GROUND FLOOR

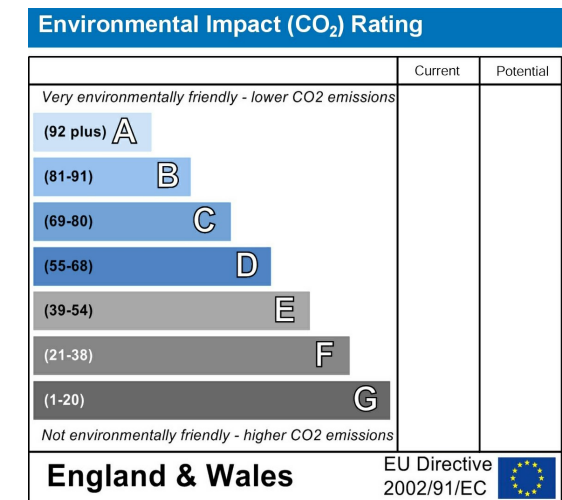
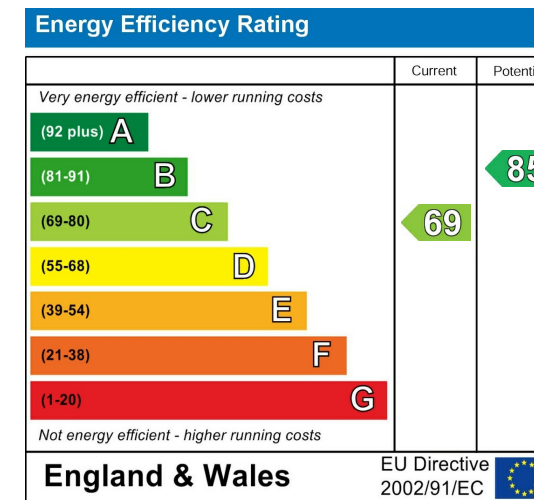


1ST FLOOR



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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- Spacious four bedroom two bath detached home
- Sought after location of Park Farm
- Detached garage and driveway
- Private rear garden
- Spacious lounge
- Kitchen with access to the rear garden
- Conservatory
- Principle bedroom with en-suite shower room
- EPC: C
- Council Tax Band: E



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.