



Grey Willow Gardens,  
Ashford,  
TN23 5GG

£270,000



***A deceptively spacious cottage style mid terrace home in the sought-after location of Singleton. This two-bedroom property is located in a quiet cul-de-sac a short walk from all of Singleton's popular amenities including the well renowned Singleton Barn.***

***The property is located in the popular area of Singleton and is within walking distance to a range of amenities including Outstanding OFSTED rated Great Chart Primary School, parade of local shops, regular bus service, Doctors surgery, the local environment centre and Singleton Barn public house. The property is within a short drive to the international station with high-speed service to London St Pancras in 37***



Tucked away lies this home that offers not only a well kept frontage, but garage & parking too. The homes layout consists of a good size lounge located at the front of the home, a comfortable place to relax and unwind as a family. Between the lounge & kitchen, there is a handy under stairs storage cupboard to tuck away all that comes with family life!

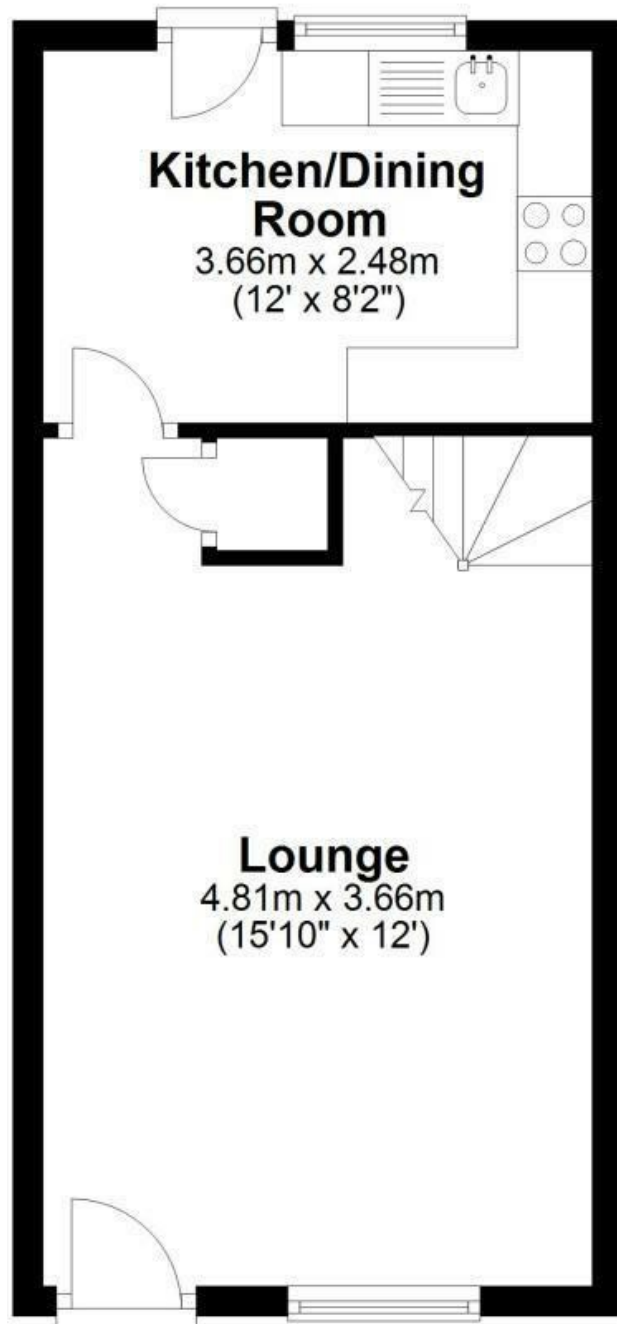
Beyond the lounge is the homes well equipped kitchen, that has been updated during the owners time here, with stylish laminate flooring throughout the kitchen. There's plenty of work top space, and also a home for your free standing appliances plus room for a small table and chairs too.

From the kitchen, there is a low maintenance rear garden, a lovely spot to grab some afternoon sun. With a patio, an artificial lawn. There is also rear access gate. The garage has an up and over door and is large enough for a small car but plays a vital part providing important outside storage space.

Internally, The stairs rise from the lounge, which provide access to two, ample sized double bedrooms, bedroom 1 being at the front of the home, offering plenty of floorspace for your free standing furniture! Separating bedrooms 1 & 2 is the large family shower room, with wash hand basin and W/C.

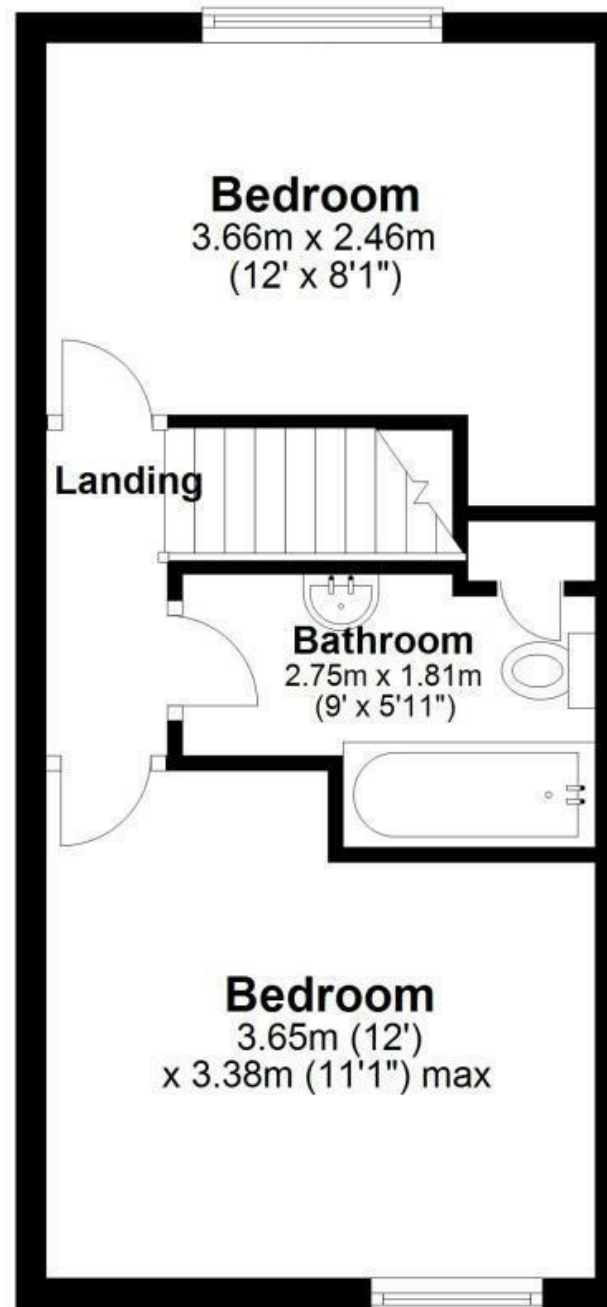
## Ground Floor

Approx. 30.1 sq. metres (324.2 sq. feet)



## First Floor

Approx. 30.1 sq. metres (323.8 sq. feet)



Tenure: Freehold  
Council Tax Band: C

- Well presented 2 bedroom, mid-terrace home
- Two spacious double bedrooms
- Garage providing parking
- Laid to lawn rear garden with rear access
- Family bathroom servicing both bedrooms
- Popular, Quiet cul-de-sac setting
- No onward chain complications
- Modern kitchen/diner to rear & Spacious reception room
- Council Tax Band: C EPC Rating: C (75)
- Popular Singleton location

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.