





# Chestnut Lane, Ashford, TN23 3LR

Offers in excess of: £500,000



Hunters are delighted to welcome to the market a well-presented four-bedroom, detached, family home located in a quiet cul-de-sac setting tucked away at the end of a private driveway that's been carefully looked after. If you are looking for a home with space and privacy, then be sure to add this to the top of your viewing list! Upon arrival to the home, you will also note the double garage and space for more storage to the side of the home.

This home is situated within the well-regarded Park Farm Estate, offering the perfect balance between Ashford Town Centre and The M20 – It's an estate that has hit the mark in our opinion. Park up on your drive, where you will find parking for several cars. and ample storage space provided with the home's double garage with additional loft space. Wander along the path at the front into your new home sat behind a well kept and attractive frontage, made more private with the trees and shrubbery that surround.

Via the entrance hall, you'll notice the large reception room with a bay window to the front that allows the room to floor with natural light, an inviting living space. The current owner has opened up the space, to create an open plan living/dining space, ideal to entertain guests, friends or family! The dining room boasts french doors, which gives access to the rear garden. To the rear of the home you will find a large kitchen complimented well, with a sperate utility room with door into rear garden too. Finishing the ground floor nicely is a purpose-built study and a handy downstairs W/C, the staple of a family home!





From the entrance hall, you will find the stairs that rise to the landing, giving access to four bedrooms and the family bathroom. The master bedroom is found positioned at the front of the home, boasting a en-suite shower room and a handy set of built-in wardrobes and ample floor space. The second bedroom has plenty of space for a double bed as well as further fitted storage space, allowing you to utilise all of the floorspace without the need of free standing furniture. The third again boasts space for a double bed and free standing furniture, with the fourth bedroom being a good sized single, or perhaps a generous office which has become so important to those working from home. Bedrooms 2, 3 & 4 are serviced by the home's family bathroom which consists of a digital shower over bath, wash hand basin & w/c.

At the rear of the home is the secluded garden, backing on to open fields for additional privacy. There is a small patio area with laid to lawn at the back, boasting plenty of space for the children to let off some steam! The home has a fully fenced enclosed boundary, offering side access to reach the front drive way and parking too. There is also a large detached double garage with up & over doors, providing ample storage space to deal with all that comes with family life.

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.

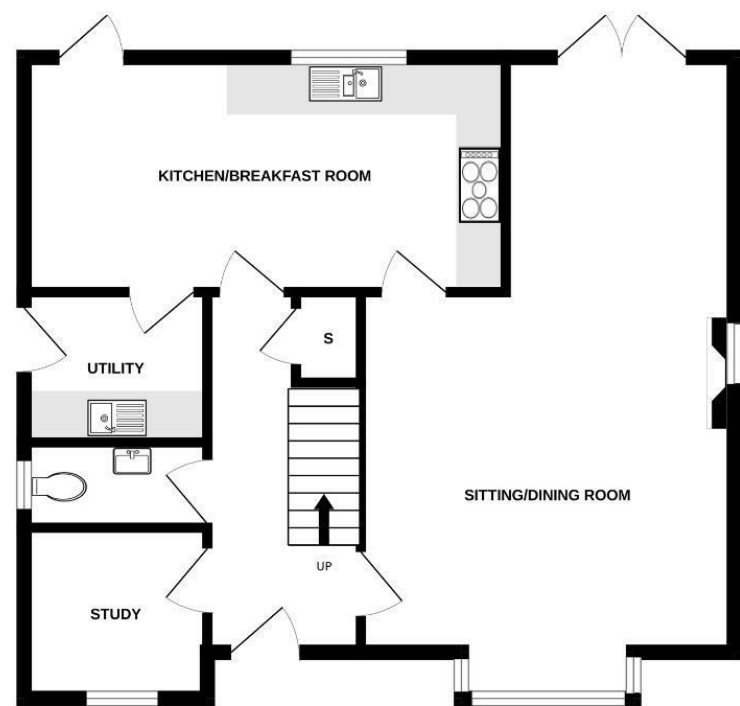
All mains services are connected, but none have been tested by the agent.  
Flood Risk: Very low Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)  
Average Broadband Speed: 5mb Basic 47mb Superfast 9000mb Ultrafast 9000mb Overall

**\*PLEASE NOTE MEASUREMNTS BELOW ARE FROM WHEN THE CURRENT OWNER PURCHASED THE PROPERTY\***

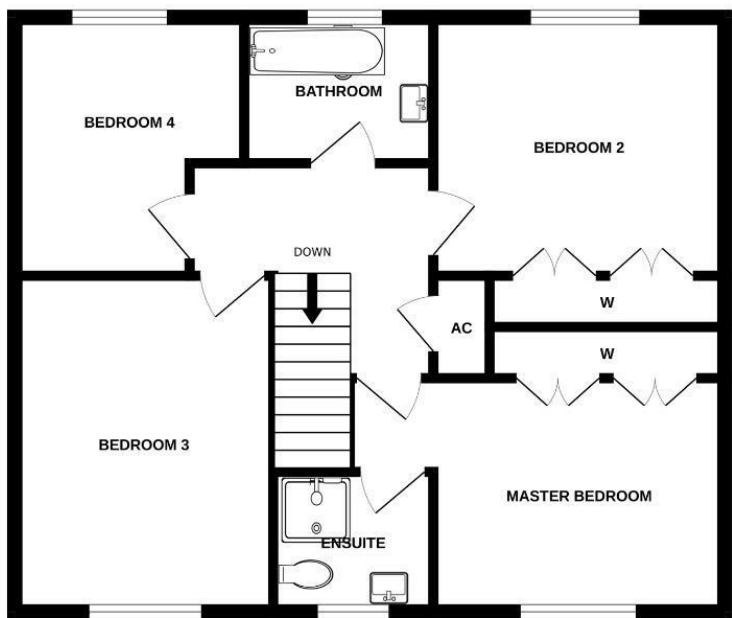
Sitting Room
Approx. 15' 7" x 14' 3" (4.75m x 4.34m)
Dining Room
Approx. 9' x 8' 10" (2.74m x 2.69m)
Kitchen
Approx. 18' 6" x 9' (5.64m x 2.74m)
Utility Room
Approx. 7' 1" x 5' 9" (2.16m x 1.75m)
Study
Approx. 7' 1" x 6' 7" (2.16m x 2.01m)
Master Bedroom
Approx. 14' 5" x 9' (4.39m x 2.74m)
En Suite Shower Room
Approx. 6' 2" x 5' 5" (1.88m x 1.65m)
Bedroom Two
Approx. 11' 4" x 9' 10" (3.45m x 3.00m)
Bedroom Three
Approx. 13' 9" x 9' 10" (4.19m x 3.00m)
Bedroom Four
Approx. 10' x 8' 10" (3.05m x 2.69m)
Family Bathroom
Approx. 7' 3" x 5' 7" (2.21m x 1.70m)

Tenure: Freehold  
Council Tax Band: F

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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- Well presented four bedroom detached home
- Situated in a quiet cul-de-sac, nestled at the end of a private driveway
- Private rear garden backing onto open fields
- En-suite to principle room and family bathroom with digital shower over bath
- Living room/diner with doors to rear garden
- Large kitchen area with separate utility space
- Ground floor W/C and study room
- Detached double garage with loft space
- Sought-after Park Farm Estate
- EPC: C (70) Council Tax Band: F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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 <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		
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.