



Lapwing Drive,
Park Farm, Ashford
TN23 3QJ

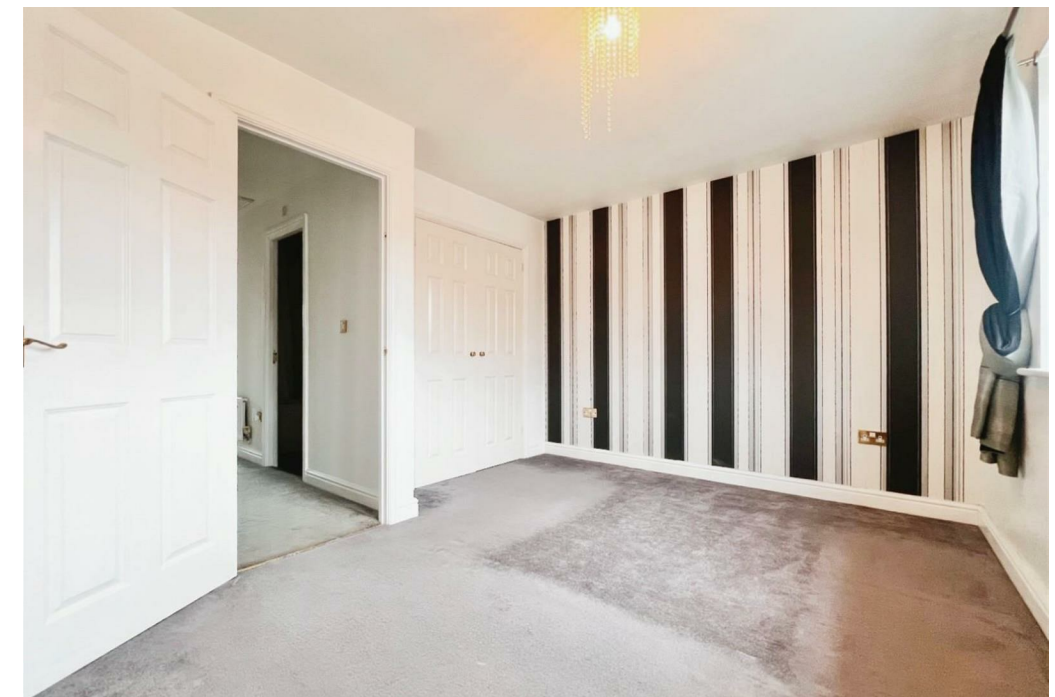
£275,000



A spacious & modern starter home with allocated parking bays, brought to the market with NO ONWARD CHAIN complications!

The home is found positioned within a quiet cul-de-sac setting in the popular Park Farm area. It's position in our opinion is delightful, sat back from the road, separated by a small green area.

The home is found within sought after location on the outskirts of the Park Farm within easy reach of Ashford's high street shops, boutiques, bars and leisure facilities along with high speed rail connections to London (St Pancras within 38 minutes) and the Continent (Paris within a couple of hours via Eurostar) A good choice of primary and secondary schools are also close by.



We feel the home is well presented throughout and offers accommodation comprising of an entrance hall, which offers access to the ground floor toilet. A spacious living room can be found in the heart of the home, which is well lit thanks to the large picture window. To the rear, is the kitchen/diner, that spans the rear of the home, offering wall and base cabinetry, rear door into the garden and plenty of space for a table & chairs to dine at.

The stairs rise from the reception room, where you will discover - 2 generous double bedrooms and large family bathroom. The principal bedroom offers an abundance of space, along with fitted wardrobes easing the need for free standing furniture - The 2nd bedroom is found at the rear of the home overlooking the rear garden. Finishing the homes accommodation nicely is the family bath-suite, which offers a bath, with shower attachment, wash hand basin and WC.

Externally, the home offers a well maintained & low maintenance plot. You'll discover a decked area that leads to a smaller laid to lawn section which is ideal for those younger families with a small child. As well as the neat and tidy rear garden, there is also 2 allocated parking spaces designated to the property, ensuring ease of access to and from the home.

If you are a dedicated shopaholic, imagine the temptations that await you at the McArthur Glen designer outlet and the Bybrook and Evedgate Barns. Furthermore, the M20 gives you direct access to the Lakeside and Bluewater shopping centre. Or perhaps if a more upmarket shopping centre like the Westfield shopping centre located at Stratford is more your taste then all you need is a high speed journey from Ashford International.

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: untested.



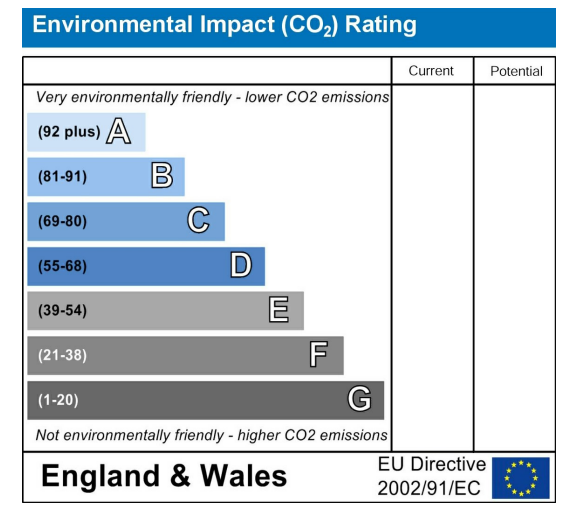
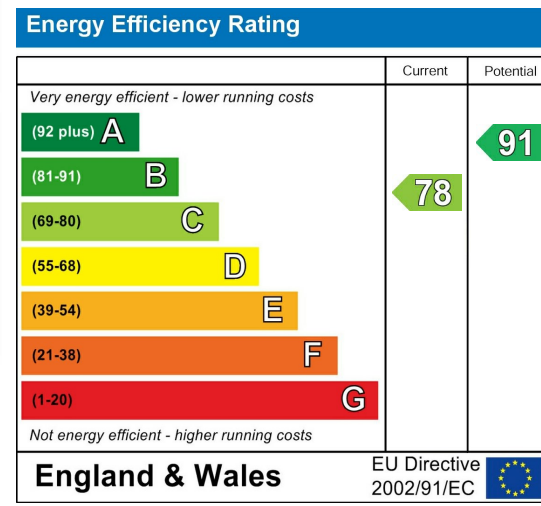
Approximate total area⁽¹⁾
706.02 ft²
65.59 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

- A well appointed, 2 bedroom mid terrace home - NO ONWARD CHAIN!
- An ideal first time buy or investment property - Rental estimate approx £1,100 pcm
- Two allocated parking spaces located near-by
- Large through reception room with picture window to front elevation
- Kitchen to rear with rear door leading to garden
- Low maintaince rear garden with decking area for alfresco dining
- Two good sized, double bedrooms
- Large family bathroom servicing both bedrooms & ground floor W/C
- EPC Rating: C (78) - Council Tax Band: C
- Siutated in a popular residential area of Park Farm, Ashford



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.