



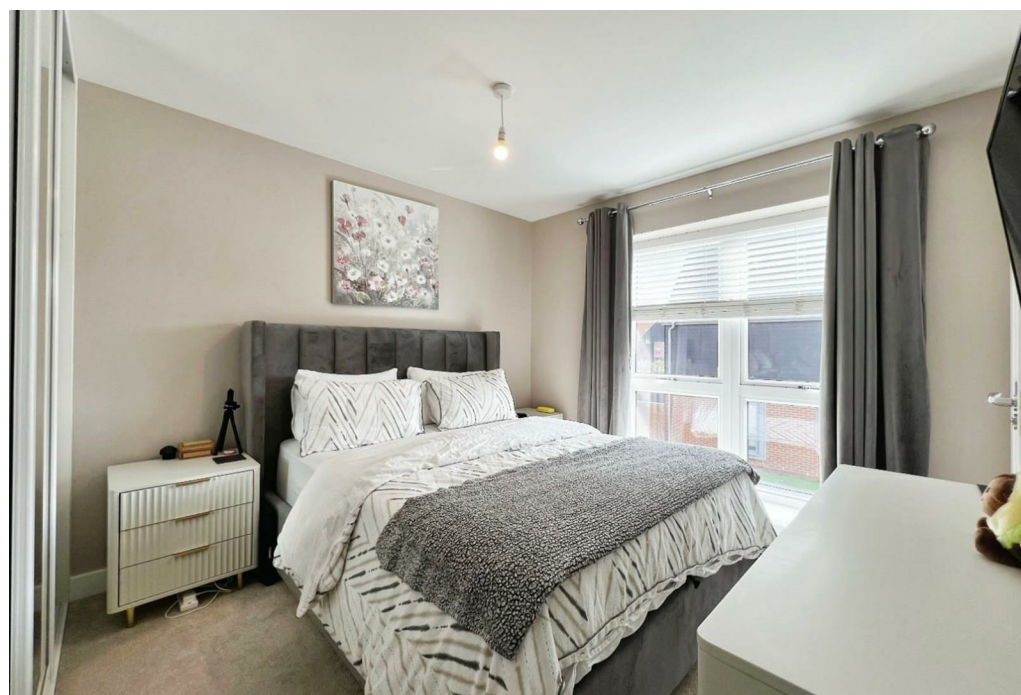
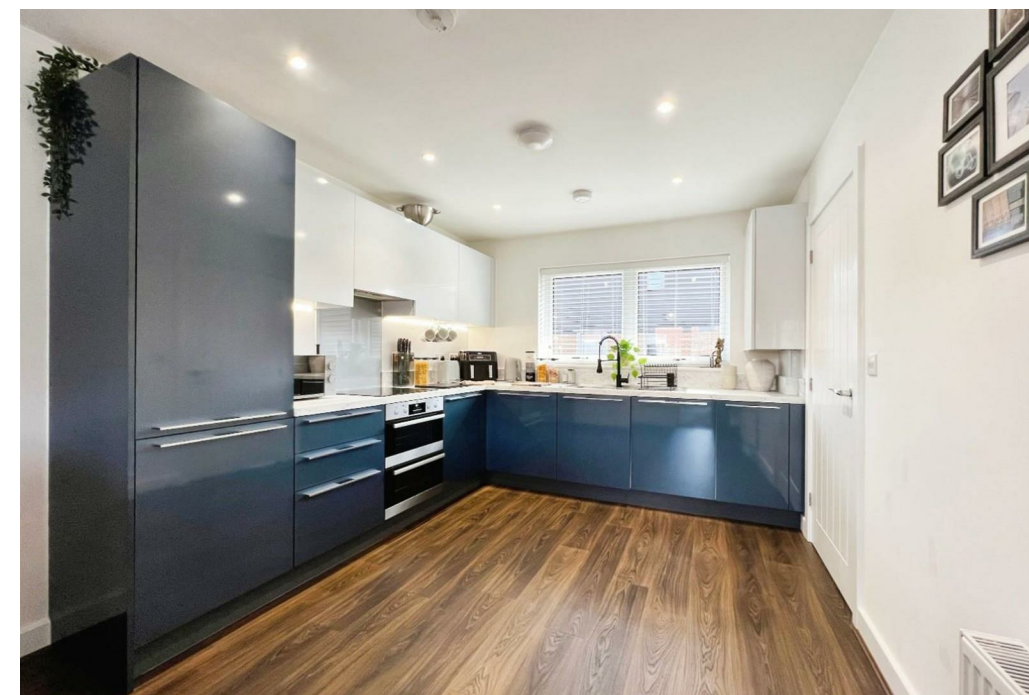
Conningbrook Avenue,
Conningbrook Lakes,
TN24 9FA

£335,000

 2  2  1  B

A fabulous, Ready to move into home! Sold with no onward chain, is this well-presented 2 bedroom semi-detached property, constructed by the well regarded Latimer Homes in Conningbrook Lakes. Boasting a modern finish, light filled reception room & open-plan theme, it's a home that blends family life whilst being a moments wander from the stunning Conningbrook Lakes, most that visit, often remain!

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 as well as near-by Supermarket and links to the M20 & A28.



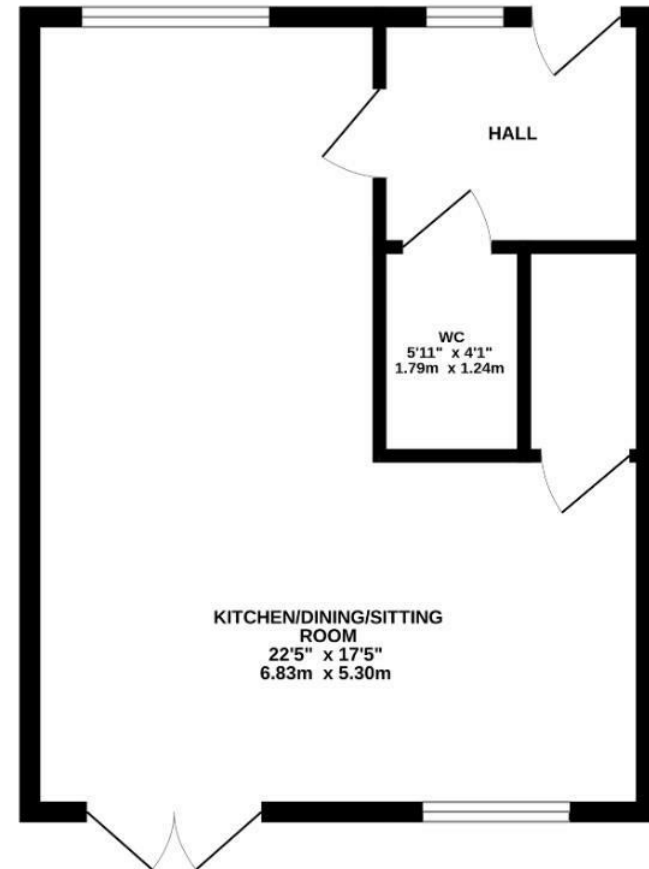
No onward chain, Modern, 2 bedroom-semi detached home with parking & large garden!

The ground floor accommodation consists of a cosy entrance hall, ideal for kicking off those shoes & hanging up your coat. The spacious open plan, lounge/kitchen & diner is found in the heart of the home, offering both a bright and spacious entertaining space that is flooded with natural light throughout the day. At the rear of this space is where you'll find yourself perched of an evening, unwinding on the sofa, with the double doors ajar, being cooled by the summer breeze. The kitchen itself offers integrated appliances whilst also providing plenty of worksurface space, finished with sleek gloss, wall & base hung cabinetry providing plenty of space to store all those pots & pans. The ground floor is finished well with the all important addition of the downstairs w/c, allowing for easy access and providing added convenience for you and your guests.

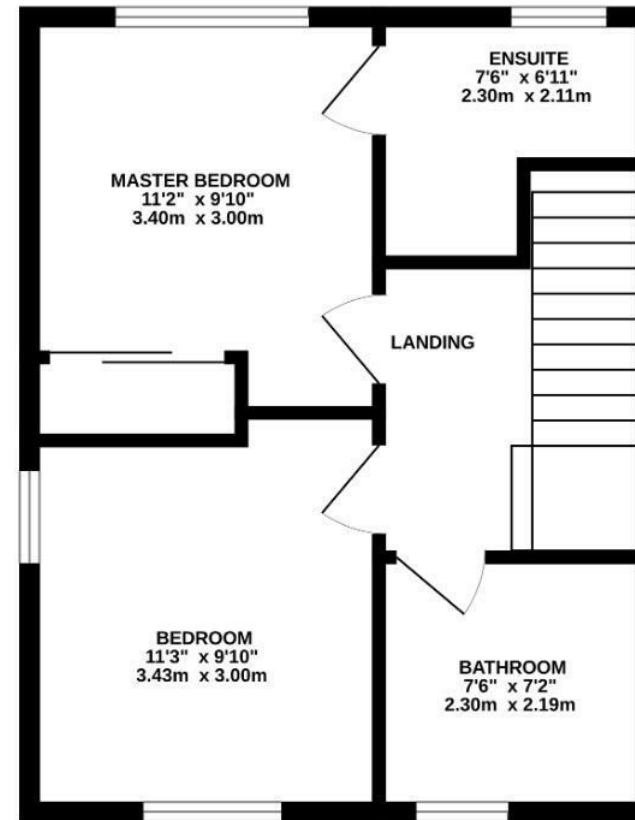
The stairs rise from the entrance hall, where you'll discover both, two generously sized bedrooms, en-suite to master & family bath-suite. The master bedroom, which is ample in floor space, offers fitted storage and room for the largest of double beds, the master also benefits from an en-suite bathroom, ensuring privacy and convenience. The second bedroom is equally spacious and bright, providing more than enough space for a younger child, or ideal as a work from home office. Finishing the homes accommodation upstairs is the modern family bathroom, featuring contemporary fixtures and fittings which services bedroom 2. Whether you prefer a relaxing soak in the tub or a quick refreshing shower, this bathroom provides all the necessary amenities required for day to day family life.

Externally, the property offers a larger than most plot here. With a large area that has a been laid with paving beneath a timber pergola, behind the handy garden shed, which also provides side access too. This charming outdoor space has been thoughtfully designed with a young family in mind, It's a space that benefits from a great array of sunlight allowing the family to enjoy when the weather is kind. Additionally, the home boasts 2 allocated parking spaces that are found on the drive & shared car-port, ensuring the car is out of the elements, parking is never a problem, as you'll find a number of visitor bays within the estate.

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.
Made with Metropix ©2025

- A well presented, 2 bedroom semi-detached home
- Situated within the tranquil settings of Conningbrook Lakes
- Brought to market, with no-onward chain
- Open plan 'hub' in the heart of the home & Modern kitchen with fitted appliances
- Low maintenance rear garden with large patio area
- Patio doors leading from the lounge area into rear garden
- Principal bedroom boasting en-suite shower room
- Generous guest bedroom serviced by family bathroom
- Conningbrook Lakes Estate Fee's: £408.00per annum
- Council Tax Band: C EPC: Rating: B (83) 7 Years remainder of Premier guarantee

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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.