

Smithy Drive, Park Fark, Ashford

Guide Price £450,000



HUNTERS
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"If you are looking for a home with space and a good location, then be sure to add this to the top of your viewing list!"



A well-presented four-bedroom, detached, family home located in a quiet cul-de-sac setting that's been carefully looked after by the current owners. Upon arrival to the home, you will also note the large driveway and garage, providing parking for 3 cars, with power supply to the garage.

As you wander through the door and kick off your shoes in the spacious entrance hall, you'll notice the home's study area, currently utilised as a play area/office space by the current owners, a fantastic edition from those who work from home. To the rear of the property, you will find the large reception room that allows the room to floor with natural light, an inviting living space. There is a handy conservatory area off the living room, creating a relaxing area to unwind and enjoy the wonders of your garden. The dining room boasts large windows, which also allow a flood of natural light and creates a great space to entertain guests, friends, and family. Equally, the space can easily be turned into open plan living if this style was preferred. To the front of the home, you will find a large kitchen with an array of wall and base units, complimented well, with a utility area with door into rear garden too. Finishing the ground floor nicely is a handy downstairs W/C, the staple of a family home!

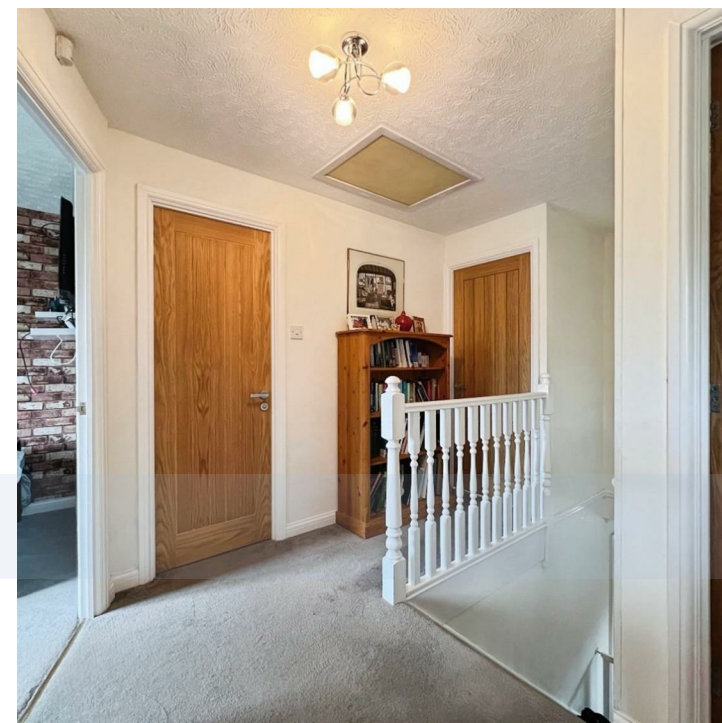
From the entrance hall, you will find the stairs that rise to the landing, giving access to four bedrooms, en-suite and the family bathroom. The master bedroom is positioned at the front of the home, boasting an en-suite shower room and a handy set of built-in wardrobes and ample floor space. The second bedroom has plenty of space for a double bed as well as 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. Bedrooms 2, 3 & 4 are serviced by the home's family bathroom which consists of a shower over bath, wash hand basin & w/c.

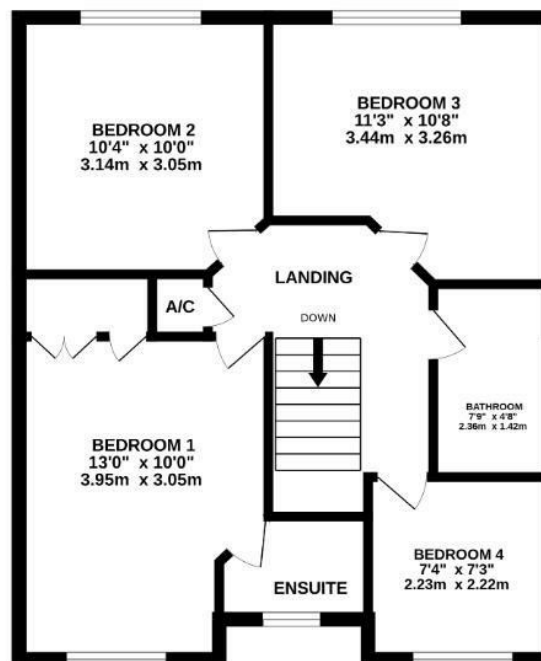
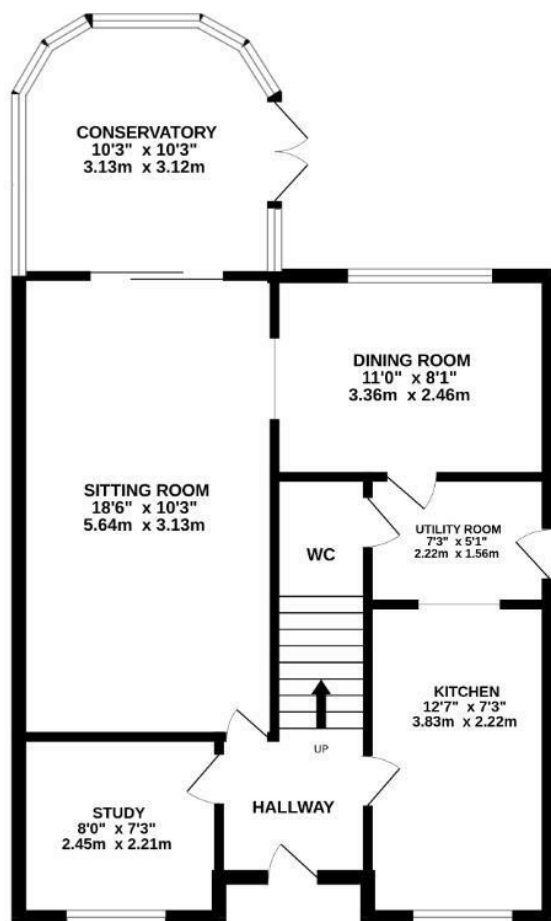
The rear garden is well-maintained and benefits from sunlight throughout the day, offering a peaceful retreat with a lawned area and a large patio area. It's an ideal spot for outdoor dining or for those with a green thumb. The garden also provides access into the garage, with a real added bonus of having a power supply, and side access onto the driveway.

LOCATION: The home is found within Park Farm, situated close to local amenities including Tesco's Supermarket, Furley Park & Kingsnorth Primary Schools, and John Wallis secondary school. It is within a short drive to the M20 motorway, Ashford Town Centre and the International Station from where the commute to Central London takes just 37 Minutes. Park Farm also offers fantastic walks as well as a park only a stone's throw away, Tesco supermarket & petrol station, hairdressers and a range of other local amenities - ideal for those families with children, or dog walkers!

- Well presented four bedroom detached home
- Ground floor study area and W/C
- Light flooded lounge and dining area to rear
- Garage with power supply and driveway with parking for 3 cars
- Principle room with en-suite and family bathroom
- Sought after Park Farm Location
- Large kitchen with access to rear garden
- Conservatory
- GUIDE PRICE: £450,000 - £475,000
- EPC: E (53) Council Tax Band: E



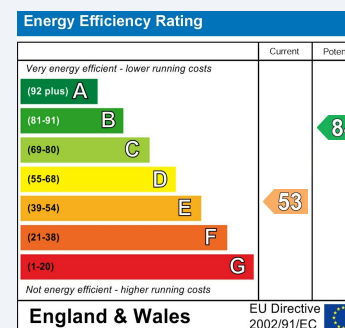




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

Viewings. Please contact ashford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information. **Valuations.** For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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