

# Washford Farm Road, Ashford, TN23 5YB

## Offers In The Region Of £350,000



- A Well Appointed, 3 bedroom extended semi-detached family home
- A garage to the side of the home also offers essential storage space
- Ground floor utility/wet room + garage access
- 3 Spacious bedrooms Serviced by family bathroom
- Council Tax Band: C

- Offering an abundance of parking on driveway
- A Extended lounge offering further 'snug' to rear of home with bi-folds
- Generous kitchen/diner to the front of the home
- EPC Rating: C (72)
- Early viewings recommended! Call to view on 01233 613613

**HUNTERS**  
HERE TO GET *you* THERE



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A well appointed, previously extended 3 bedroom semi detached family home. Not only does the home offer generous parking to the front, but an equally large garden to the rear as well as a utility room + garage with electric roller door.

The home opens up into an entrance hall, providing space for shoes & coats. The kitchen is located at the front of the home, and offers a designated place to dine as a family, as well as the kitchen offering a number of wall and base units, as well as space for free standing appliances. For those that are looking for larger living space, then this home might be for you. Having previously been extended to the rear, there's now a spacious family lounge and a further snug area, ideal for relaxed evening entertaining friends and family. In addition to the rear extension the home now offers a unique ground floor utility room/wet room as well as access into the homes garage providing essential storage space, enabling you to deal with all that comes with family life.



The stairs lead from the entrance hall, where you'll find 3 spacious bedrooms, 2 doubles and 1 smaller single bedroom, all serviced by the homes family bathroom, which offer shower over bath, wash hand basin & W/C.

Externally, the home boasts a low maintenance rear garden which is ideal for busy families. Being positioned in South Ashford, the locality to near-by shops and amenities is great for family life, whilst also being a short walk to the nearest bus station to nip into town, or the train station, nothing is ever to far away.



Location is key - Wash Farm Rd forms part of a popular residential area on the southern side of Ashford. Being close to the outskirts of the town, you are a short drive to popular villages whilst being close to convenience stores and major supermarkets. There are several popular schools nearby.

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%)

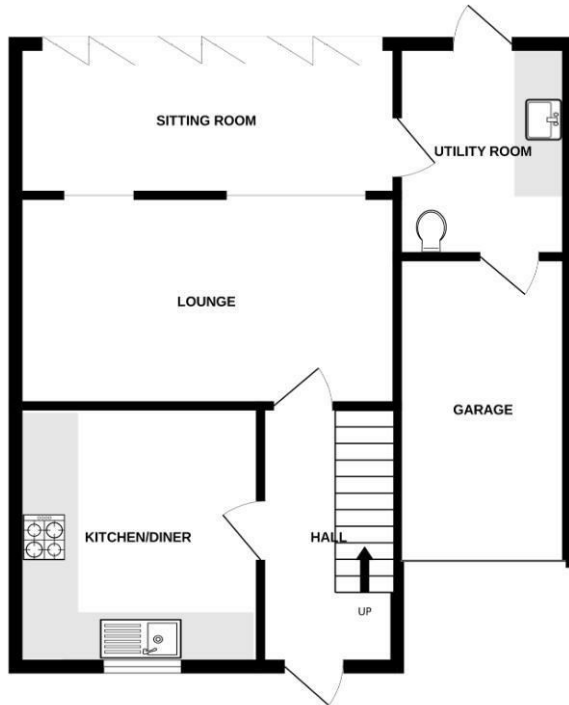




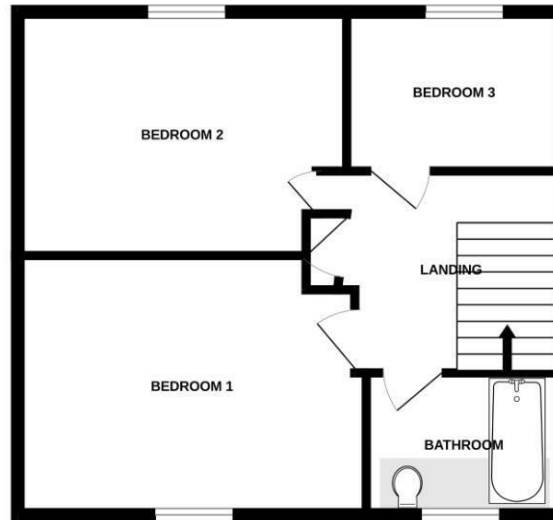
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GROUND FLOOR



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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### Viewings

Please contact [ashford@hunters.com](mailto:ashford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

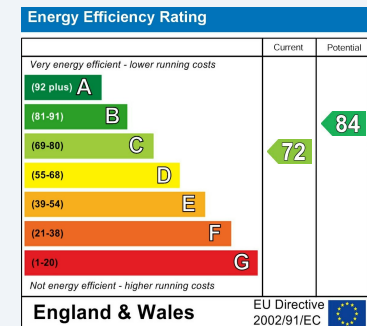
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



21 Cedar Parade, Repton Park Avenue, Ashford, TN23 3TE  
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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.

