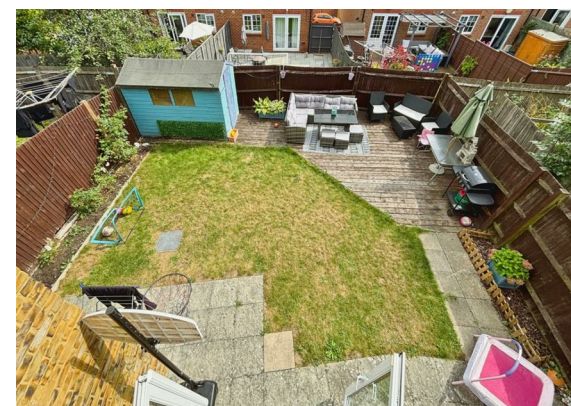


HUNTERS

HERE TO GET *you* THERE



Green Fields Lane, Singleton, Ashford

Asking Price: Offers In Excess Of £375,000



Nestled in the desirable area of Singleton, lies this charming four-bedroom end-terrace house on Green Fields Lane, brought to the market with no onward chain and allocated parking.

Upon entering through the front door, you are welcomed into the first floor, which has two bedrooms and a shower room. Head down to the ground floor first, which boasts a spacious open plan living/dining/kitchen space that flows seamlessly, creating an ideal space for entertaining or enjoying family meals. A utility room is conveniently located at the back, fitted with a sink and space for free-standing washing machine and tumble dryer. The kitchen boasts an array of wall and base units, with ample work top space for food preparation. The living area is a cosy space and provides French doors that lead onto the rear garden. The open plan space is flooded with natural light and creates a warm and invited atmosphere.

The first floor comprises two well-proportioned bedrooms, accompanied by a shower room, ensuring comfort and convenience for family members or guests. The second bedroom is ample in size for a double bed and free-standing furniture, also boasting a Juliette balcony. This room can also be utilised as a separate living area, if an open plan living style was not preferred. Bedroom four is also a good size double and is currently utilised as an office space by the current occupants. Both rooms are serviced by the shower room to the end of the hall, consisting of shower, wash hand basin and W/C.



Ascending to the top floor, you will find two additional bedrooms and two bathrooms. The main bedroom is serviced by an en-suite shower room and provides ample floor space for a double bed and free-standing furniture. Bedroom three also provides space for a double bed and free-standing furniture and is serviced by the home's family bathroom, consisting of bath with shower attachment, wash hand basin and W/C.

Externally, the garden consists of mainly laid to lawn with a patio area to the front, leading to the large decking area to the rear of the garden. The decked area is a great space for a table and chairs, to sit and unwind in the summertime. A handy shed is located to the rear, providing storage for any outdoor equipment. You will also find side access, with stairs leading to the front of the property, where you will find the allocated parking spaces.

The property is located in the popular area of Singleton and is within walking distance to a range of amenities including Outstanding OFSTED rated Great Chart Primary School, parade of local shops, regular bus service, Doctors surgery, the local environment centre and Singleton Barn public house. The property is within a short drive to the international station with high-speed service to London St Pancras in 37 minutes. All mains services are connected, but none have been tested by the agent.



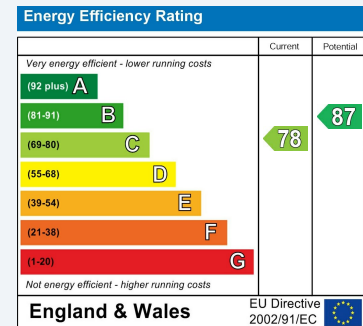
- A well presented, Four bedroom end of terrace family home
- Accommodation across three generous floors
- Two bathrooms and en-suite to master bedroom
- Rear garden with side access to allocated parking
- Fantastic views from the top floor
- Popular Singleton location, Ideal for families
- Sold with no-onward chain complications
- Open plan kitchen/living/dining space
- Four, Generous & Spacious Bedrooms
- Council Tax Band: D EPC: C (78) - DMG Estate Fee: £200.00 pa year





ENERGY PERFORMANCE CERTIFICATE

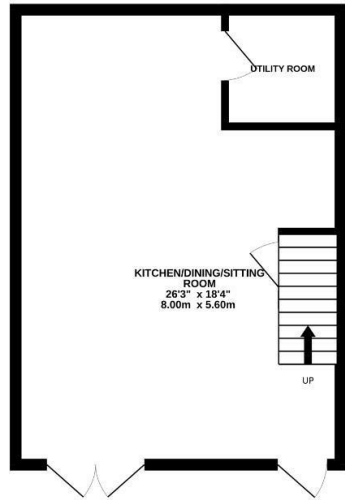
The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



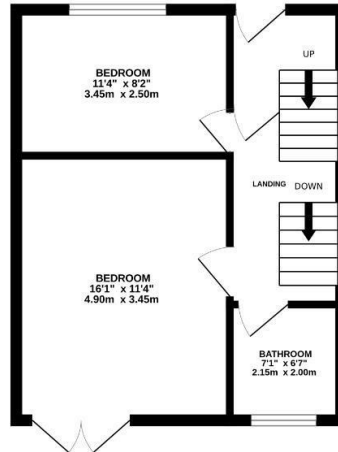
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

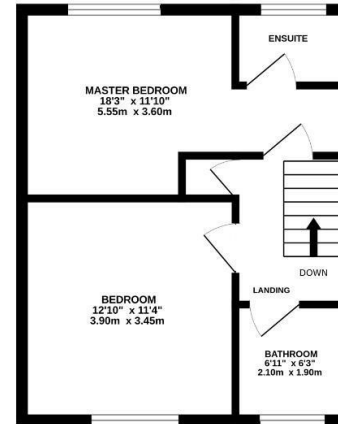
GROUND FLOOR



1ST FLOOR



2ND 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, 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.