

5 Laurence Hamilton Lane
Ashford, TN23 3FH

Asking Price £395,000

A Beautifully Presented Four-Bedroom Extended Semi-Detached Home – Repton Park

Located on the sought-after Repton Park development, this extended four-bedroom semi-detached property offers spacious and stylish living, perfect for modern family life.

Upon entering, you are welcomed by an entrance hallway leading to a bright and airy lounge. There is also a convenient downstairs cloakroom. A further door opens into a stunning open-plan contemporary family area, incorporating a modern kitchen with worktops to two walls, a breakfast bar, ample space for a dining table and sofas, and bi-fold doors that lead out onto the rear garden. This thoughtfully designed space is the heart of the home and ideal for entertaining or relaxing with family.

The first floor boasts two generously sized bedrooms, both benefiting from en-suite shower rooms. On the second floor, you'll find two additional bedrooms served by a well-appointed family bathroom.

Additional features include gas central heating and UPVC double-glazed windows throughout. Outside, the beautifully presented rear garden features a patio area, a summer house, and secure pedestrian access to a fully enclosed carport.



Hallway

**Ground floor
cloakroom**

**Open Plan Kitchen/
dining Room**

20'11" x 16'2" (6.39 x
4.94)

Sitting Room

15'11" x 9'4" (4.86 x 2.85)

First floor landing

**Bedroom 1 + double
fitted wardrobes**

15'8" x 10'11" (4.78 x
3.35)

Ensuite

Bedroom 2

10'6" x 8'10" (3.22 x
2.70)

Ensuite

Second floor landing

Bedroom 3

12'9" x 10'0" (3.91 x
3.05)

**Bedroom 4 + double
fitted wardrobes**

12'4" x 10'6" (3.77 x
3.21)

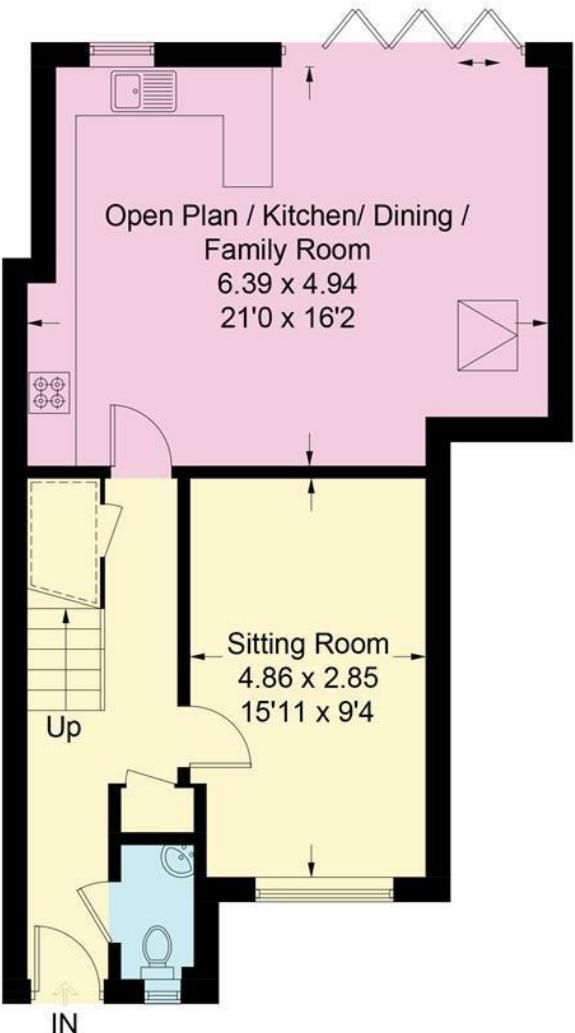




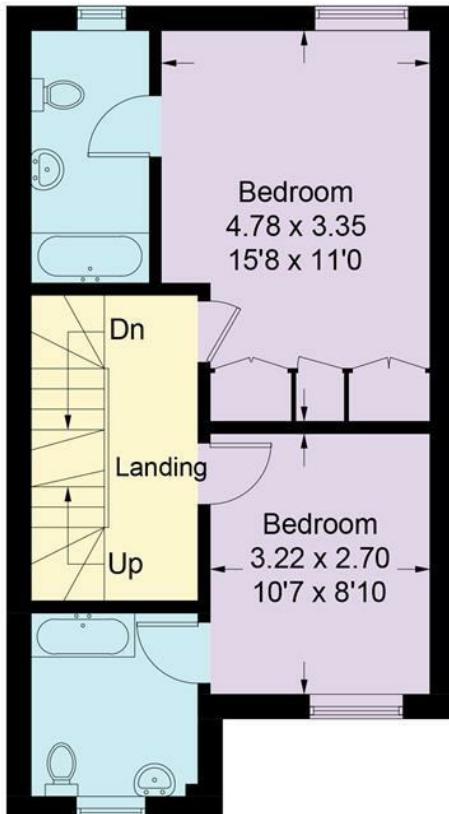


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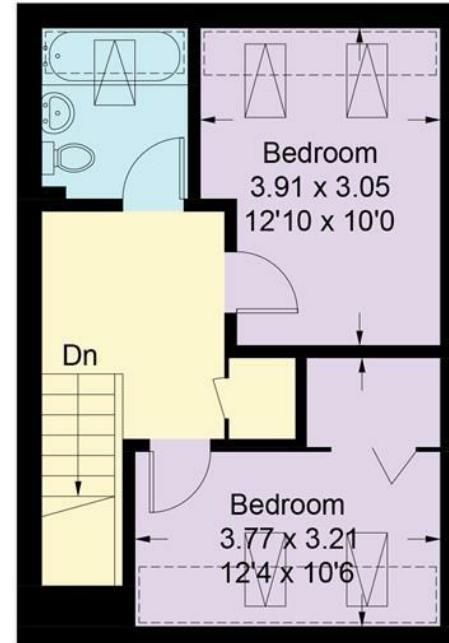
Approximate Gross Internal Area = 135.9 sq m / 1463 sq ft



Ground Floor



First Floor



Second Floor

= Reduced headroom below 1.5m / 5'0

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	77	81
(81-91)	B		
(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	

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