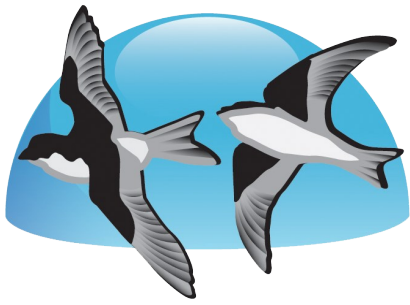




MARTINS ESTATES

SALES AND LETTINGS

Martins Estates Sales And Lettings High Street
Ashford
Kent
TN24 8SF

Tel: 01233610444



6 Grenadier Way, Ashford, TN23 5JN

Asking Price £385,000

Offered for sale with no onward chain and available for immediate occupation, this attractive three-bedroom detached family home enjoys a pleasant position within the ever-popular Singleton development.

The property is particularly well placed for the excellent range of local amenities Singleton has to offer, including a public house, doctors' surgery, veterinary practice, dentist, fish and chip shop and Post Office, making it an extremely convenient location for everyday family life.

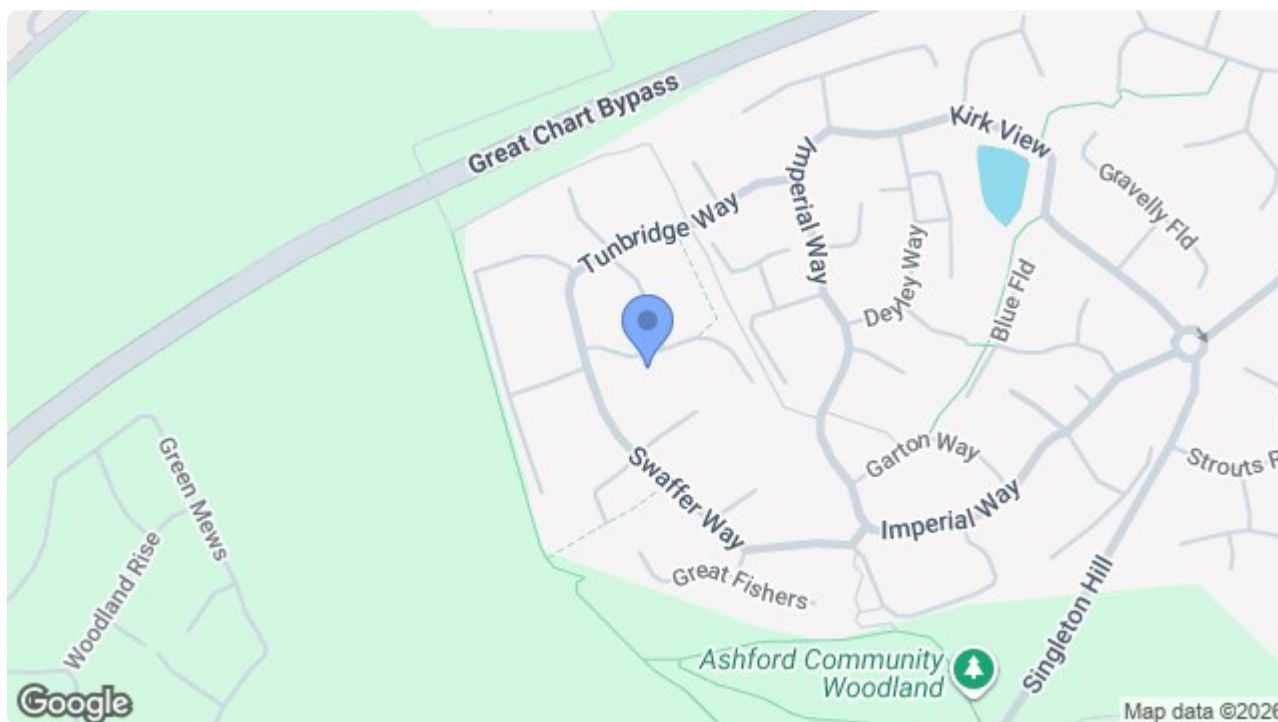
The accommodation opens with an entrance hall and downstairs cloakroom, leading through to a particularly spacious lounge/dining room, which runs from the front to the rear of the property and provides plenty of room for both comfortable seating and a full-size dining table.

The well-fitted kitchen offers an excellent amount of storage and preparation space, with worktops extending to three walls, complemented by a comprehensive range of high-level cupboards, base units and drawers. A door from the kitchen provides direct access onto the driveway.

On the first floor are three bedrooms, with the principal bedroom benefitting from its own en-suite shower room. All three bedrooms have the added advantage of fitted cupboards, while a separate family bathroom completes the accommodation.

Outside, the property benefits from its own driveway and detached garage, together with an established rear garden, providing an attractive and private space for relaxing, entertaining or family use.

6 Grenadier Way, Ashford, TN23 5JN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	77	
(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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