

Sir John Fogge Avenue, Ashford, TN23 3GA

Guide Price £400,000



- Spacious four bedroom end of terraced home
- Separate dining area to front of the home
- Four spacious bedrooms
- Family bathroom and downstairs W/C
- Repton Park location - NO ONWARD CHAIN

- Large living space with access to rear garden
- Kitchen with breakfast area and integral appliances
- Master with en-suite shower room
- Easy access to the M20 - Estate fees: approx £376 per annum
- Council Tax Band: D EPC: C (76)



# Sir John Fogge Avenue, Ashford, TN23 3GA

**GUIDE PRICE: £400,000 - £425,000.** Hunters are thrilled to bring to the market, this large, four-bedroom family home in the ever so popular area within the Repton Park development, offering a single garage to the and driveway to the side. Brought to the market with **NO ONWARD CHAIN!**



This well-proportioned four-bedroom family home is arranged over two floors and offers a practical, versatile layout ideal for modern living. On the ground floor, the property is entered via a welcoming entrance hallway, which provides access to all principal reception spaces and the staircase to the first floor. A convenient ground-floor WC is located off the hall.

To the front of the property is a dedicated dining room, perfect for formal meals or entertaining, while to the rear sits a generously sized sitting room extending over 20 feet in length. This impressive living space offers ample room for both relaxation and entertaining, with double doors providing access to the outside and allowing plenty of natural light to flood the room.



The kitchen/breakfast room is positioned to the rear of the house and offers excellent space for day-to-day family life. With room for a breakfast table and direct access to the outside via double doors, it provides a sociable and functional hub of the home, with easy flow between indoor and outdoor living. The kitchen is fitted with some integrated appliances and provides ample wall and base units for storage and worktop space.

The first floor is arranged around a central landing and comprises four well-sized bedrooms, making the property ideal for families or those needing additional space for home working or guests. The master bedroom benefits from its own private ensuite shower room, offering comfort and convenience. The remaining bedrooms are served by a family bathroom, which is well positioned off the landing.

Externally, the property boasts a good size garden, with small patio area and large laid to lawn space at the back. There is an access into the homes garage from the garden, which boasts ample space for storage. The trees and shrubbery add to the seclusion, providing a great space to relax in the summer or entertain friends and family.

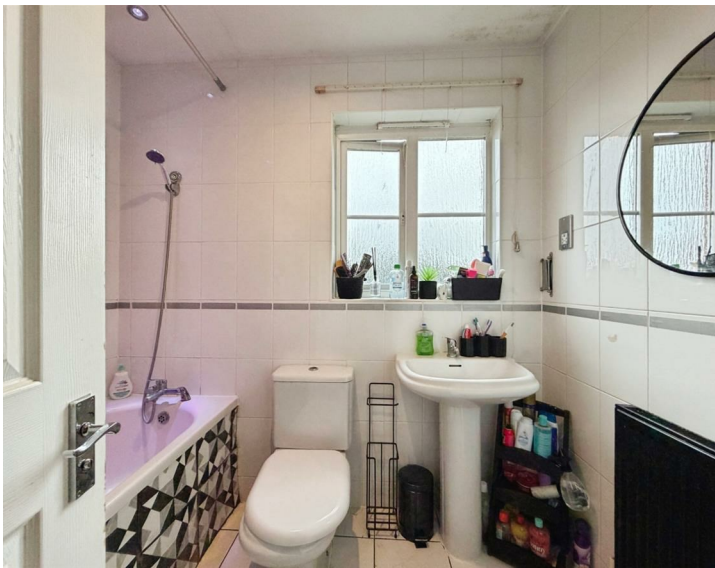
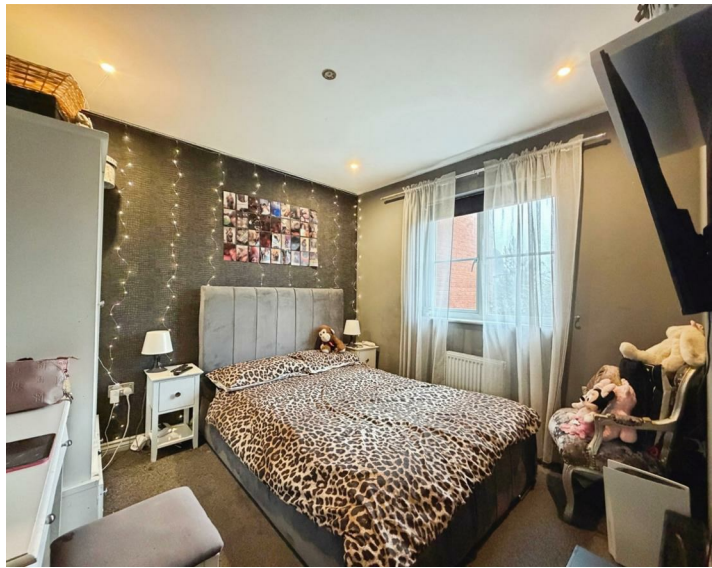


The home is situated within Repton Park, approx 2 miles to the northwest of Ashford's Town Centre and affords easy access to M20 junction 9, and benefits from public transport links to the Town Centre and International Train Station with regular services to London St Pancras and the Continent. Within walking distance are the popular Godinton Park and Repton Park Primary Schools as well as the additions of No62, a lovely café/breakfast bar, as well as the renowned Coffee Corner. Plus, there is the New Chimneys pub & restaurant and Co-op convenience store as well as a short stroll into Waitrose supermarket!

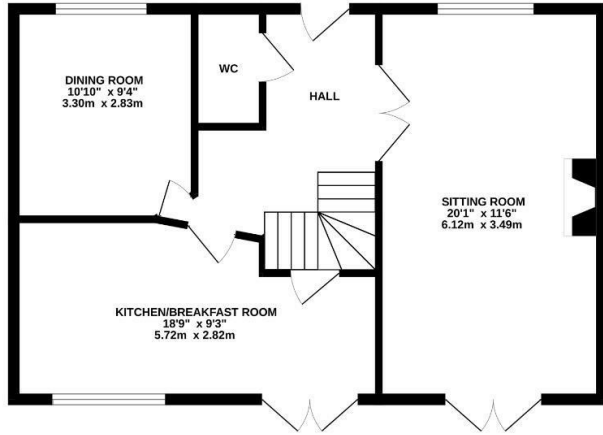
All mains services are connected, but none have been tested by the agent.



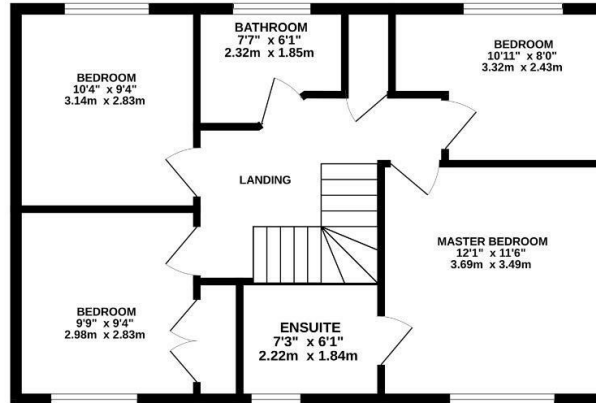
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GROUND FLOOR



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

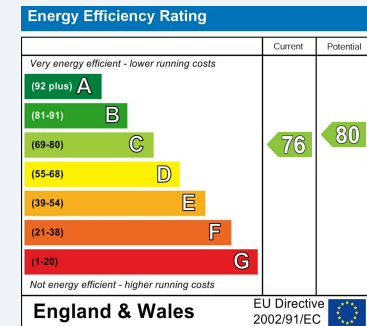
Please contact [ashford@hunters.com](mailto:ashford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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.



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