

for sale

guide price **£450,000**



## Chilmington Avenue Chilmington Green Ashford TN23 8AS

Offered to the market with no onward chain, this beautifully presented four-bedroom semi-detached home is situated within the highly desirable Chilmington development and benefits from the remainder of its NHBC warranty, providing additional peace of mind for prospective purchasers.



# Chilmington Avenue Chilmington Green Ashford TN23 8AS

## Ground Floor

Hallway

Cloakroom/Wc

Kitchen

13' x 8' 3" ( 3.96m x 2.51m )

Living/Dining Area

18' 9" x 16' ( 5.71m x 4.88m )

## First Floor

Bedroom 4

8' 8" x 13' 6" ( 2.64m x 4.11m )

Bathroom

Bedroom 2

11' 5" x 9' 2" ( 3.48m x 2.79m )

En-Suite

Utility Room





## **Second Floor**

### **Bedroom 1**

11' 5" x 15' 9" ( 3.48m x 4.80m )

### **En-Suite**

### **Bedroom 3**

9' 8" x 16' ( 2.95m x 4.88m )

## **Outside**

### **Allocated Parking**

### **Rear Garden**

## **Agents Note**

'The Vendor advises that they pay £600 per annum management/service charge'

## **Agents Note**

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01233 502020**  
**E [parkfarm@connells.co.uk](mailto:parkfarm@connells.co.uk)**

Unit 3 Moatfield Meadow Kingsnorth  
 ASHFORD TN23 3LU

Property Ref: PFM405227 - 0005

Tenure: Freehold EPC Rating: B

Council Tax Band: D

**view this property online**  
**[connells.co.uk/Property/PFM405227](https://www.connells.co.uk/Property/PFM405227)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)