

SJM  
Steven J Moore

EST 1992

ESTATE AGENTS

42 HAYMAKERS LANE,

SINGLETON | ASHFORD | KENT | TN23 4GN



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# '3 BEDROOM COTTAGE SYTLE HOUSE'

## ACCOMMODATION

### GROUND FLOOR

- Sitting Room with Dining Area • Kitchen

### FIRST FLOOR

- Three Bedrooms •
  - Bathroom •

### OUTSIDE

- Garage and gardens •

Situated at the very end of this ever popular cul-de-sac of cottage style properties, this extremely pretty weatherboarded 3 bedroom mid terraced house enjoys a high level of privacy with no properties to the rear and mature woodland at the end of the garden.

Nestled behind a pretty picket fence this property certainly have plenty of kerb appeal with the shuttered windows complimenting the feel and once inside the house has a light airy atmosphere to be enjoyed French doors leading to the enclosed rear garden.

The accommodation included spacious hallway with cloakroom and stairs to first floor and door to a generous open plan sitting room with dining area and almost 26ft in length together with kitchen including Neff Oven and hob. The first floor provides two double bedrooms with really pleasant outlooks and a singlet bedroom together with a good sized family bathroom.

Outside there is a small front garden with a picket fence and a good sized secluded rear garden paved with brick blocks in keeping with the cottage feel with flower borders and a shed.

To the left hand side is a slightly larger than standard garage with pitched roof for storage and a drive giving off road parking for one car.

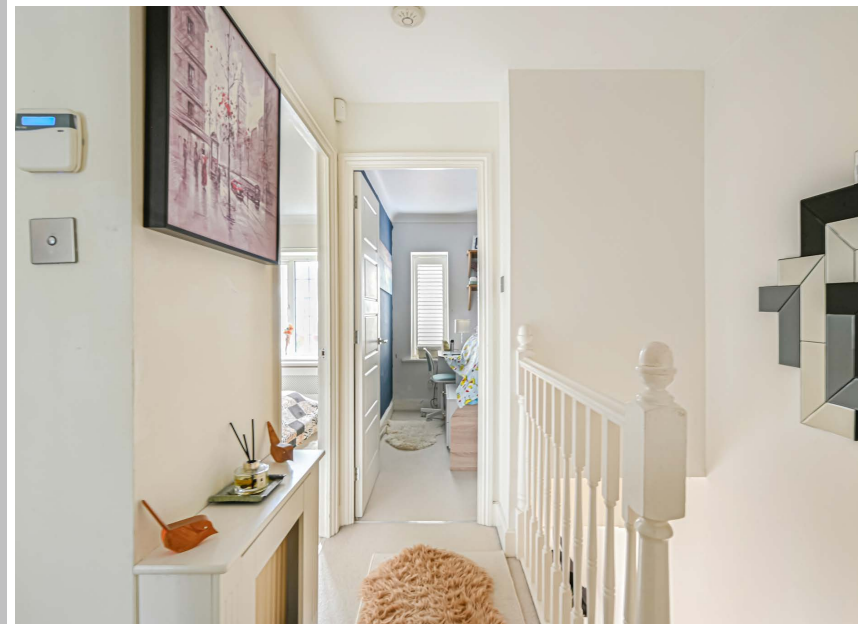
## LOCATION

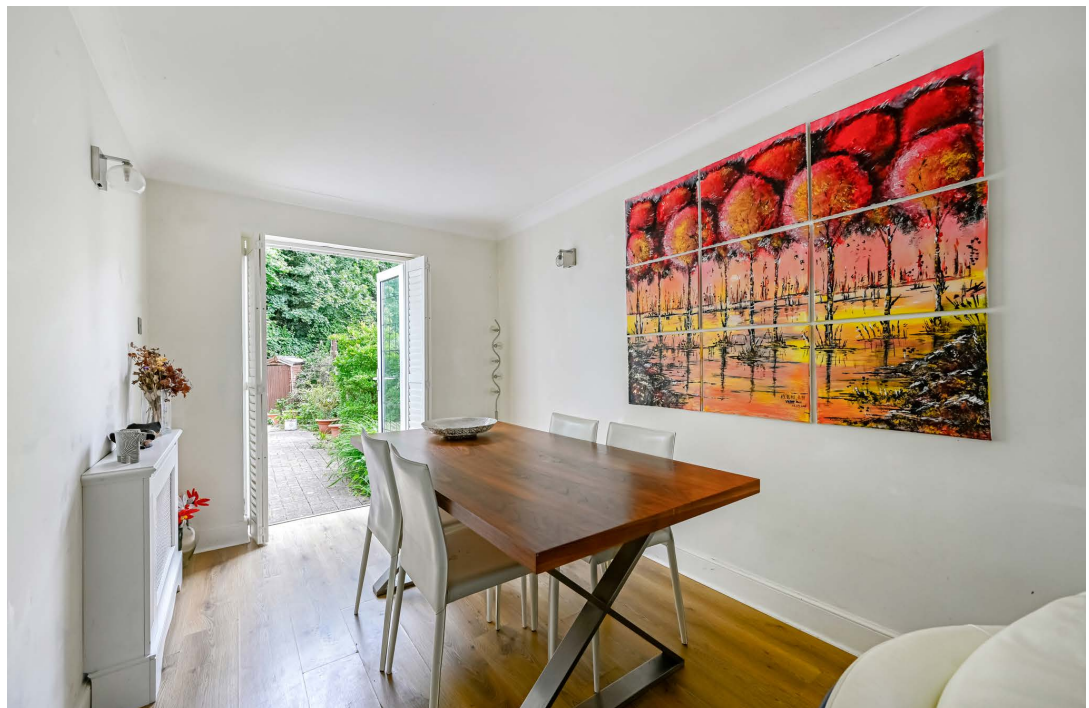
Singleton is a hugely popular residential area, with local amenities including mini supermarket, post office, chemist, doctors' surgery, and Great Chart Primary School, which was recently rated outstanding by Ofsted. Singleton Village Hall has a wide variety of local activities such as local clubs and fitness classes. Ideally situated for easy access to the M20 motorway network, and close to Ashford Town Centre and the International Passenger Station with a high-speed link to St Pancras (37 mins). Ashford is a thriving town with excellent road, rail links, bus routes, and offers supermarkets, schools, leisure facilities, and the McArthurGlen Designer Outlet.

## SERVICES

Mains water, gas and electricity

## COUNCIL TAX BAND D



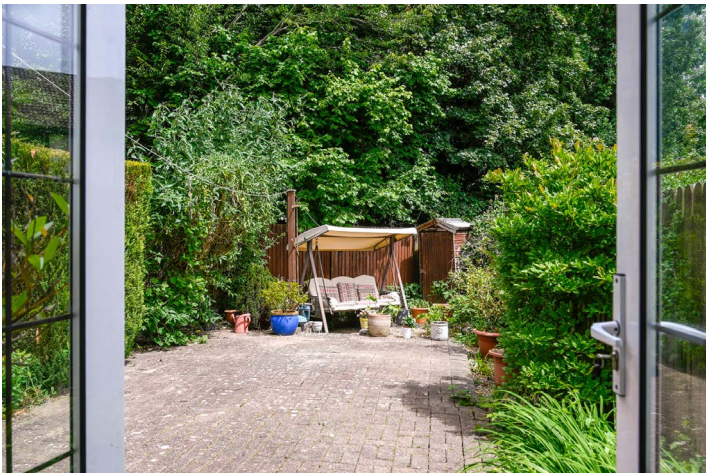


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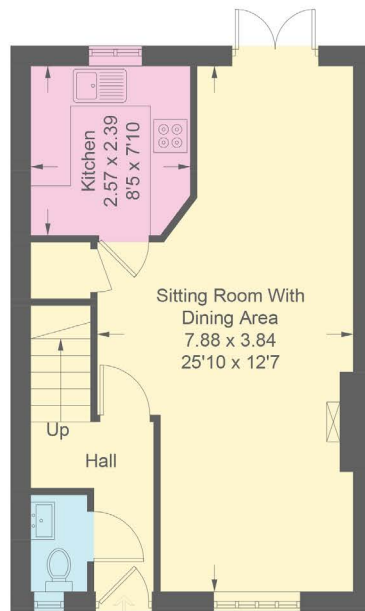
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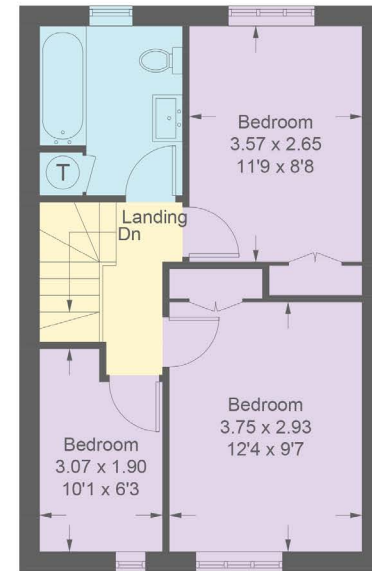
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42 Haymakers Lane, Singleton, Ashford

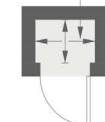


IN  
**Ground Floor**  
 38.6 sq m / 415 sq ft

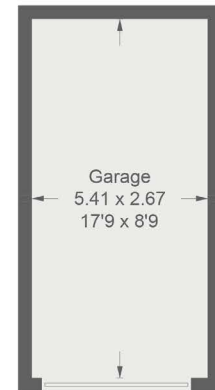


**First Floor**  
 38.3 sq m / 412 sq ft

Shed  
 0.90 x 0.65  
 2'11 x 2'2



(Not Shown In Actual  
 Location / Orientation)



**Outbuildings**  
 (Not Shown In Actual  
 Location / Orientation)

Approximate Gross Internal Area = 76.9 sq m / 827 sq ft  
 Outbuildings = 14.9 sq m / 160 sq ft  
 Total = 91.8 sq m / 987 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1312419)

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