





Hythe Road,  
Ashford,  
TN24 8PN

£325,000



***A Chain free, 3 bedroom, extended semi detached home that you will not want to miss. The home had previously completed a sympathetic loft conversion to create more space internally, whilst still offering that traditionally long garden that Hythe Road homes offer. With a modern kitchen & bathroom, and large garden with parking to rear, something that some homes along this road lack - not forgetting that it has been brought to the market with no forward chain complications too! it's certainly one to add to the top of your viewing list!***

***Hythe Road is a popular residential road with some unrestricted parking to the front. With plenty of nearby local shops, restaurants, take aways, beauticians, doctors' and dentist surgeries, churches, halls, schools and nurseries. You'll find Ashford's latest renovation, part of the £5M+ Victoria Park and Watercress Fields Project to improve and modernise Ashford's biggest modern urban park. Development includes a new cafe, sensory garden, community building, fountain piazza, wetland area, tennis and basketball courts and new eco-friendly children's playground. Just over 3 miles away is junction 10 of the M20 and the William Harvey Hospital where they have an Accident and Emergency department, various clinics and a labour ward. Ashford International Train Station is just 0.3 miles away and proudly operates the High Speed Rail link which can take you to Ebbsfleet International, Stratford International and London St Pancras in just 38 minutes. Eurostar also runs from Ashford International so the continent is closer than you think with regular trains to Paris, Lille, Brussels, Calais and not forgetting the popular Disneyland Paris. With a blend of character and modern, Ashford is popular with professionals and families because of its commuter links, location and well regarded schools all within arms reach.***



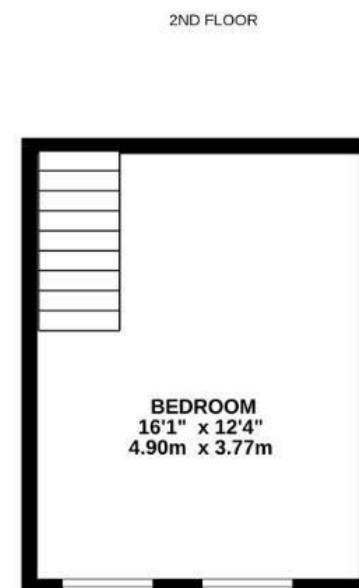
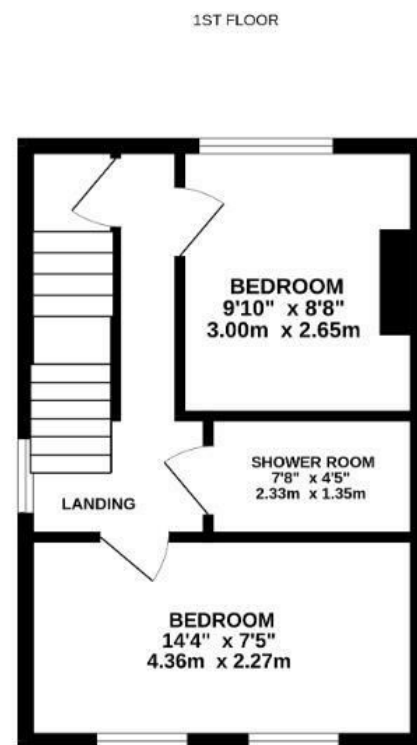
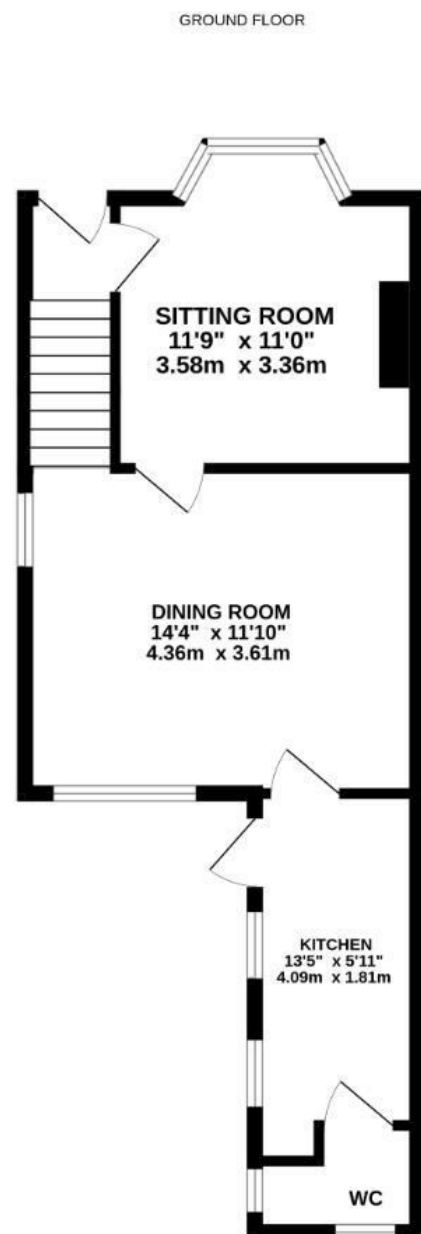


**Located in an enviable 'near town' location lies this well-proportioned 3 bedroom home. Elevated from the road, set behind a garage & small yet well-kept frontage, is this wonderful home ready to be moved into, whilst still allowing the owner to decorate to their own taste. We've seen many properties come to the market along the road in recent years – alas, we feel this is right up there. With it's well proportioned rooms, now following it's extension, we feel it's the perfect blend for a working family looking to plant their roots in Ashford, whilst having all of Ashford's amenities near-by.**

**Through the front door of the home; is a small entrance hall, the ground floor comprises of a comfortable reception room to the front, with charming bay window over looking the frontage. To the rear of the home is the dining room which is of good proportion and overlooks the garden, a perfect place for hosting and entertaining. The kitchen offers a number of wall and hung base units, as well as work surface space, with rear door opening out into the garden. Beyond the kitchen, is a handy ground floor W/C.**

**Climb the stairs that rise from the entrance hall, you will discover 2 generously portioned double bedrooms, both bedrooms comfortably offering useable floor space. There is also access to the homes family shower-room on this floor, which offers a walk in level shower, wash hand basin & W/C finished in a nice white tile. The loft has been converted during the sellers time here and now offers a substantial large bedroom on the top floor with window over looking the rear garden.**

**To the rear of the home, there's a large rear garden, levelled and laid to lawn with a patio that leads from the rear door. It's a perfect base for a new green fingered owner. There's a fenced boundary, which makes the garden secure and private with rear parking (accessed via Gordon Close) something that is certainly not common along the road of this largely terraced street.**



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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Tenure: Freehold  
Council Tax Band: C

- NO CHAIN - 3 Bedroom Extended Semi Detached Home!
- Ready to move into for next owners.
- Accommodation spanning 3 floors
- Converted loft offering large bedroom
- Large rear garden + OFF ROAD PARKING SPACES!
- Garage to front of the home
- 2 Ground floor reception rooms
- Accessed via a small number of steps to front
- EPC Rating: E, Council Tax Band: C
- Popular Hythe Road in Willesborough

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>83</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.