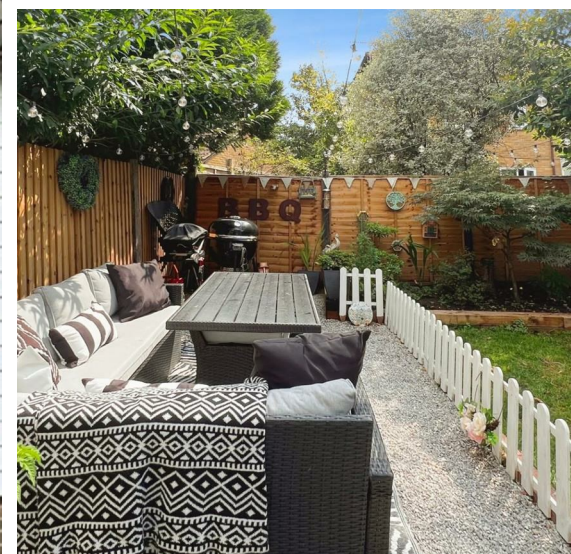


HUNTERS®

HERE TO GET *you* THERE



The Bulrushes, Singleton, Ashford
Asking price: Offers In Excess Of £350,000

"A delightful, well presented 3 bedroom, extended, semi-detached property in Singleton."



Nestled in the desirable area of The Bulrushes, Ashford, this semi-detached house is a splendid example of modern family living. With three well-proportioned bedrooms and two bathrooms, this extended home is perfect for those seeking space and comfort. The property boasts not only a previously converted garage, but a single story ground floor extension, as well as a loft conversion too!

Thanks to the homes reconfiguration, you'll now find a handy entrance hall, and purpose utility area, ideal to tackle all that comes with day to day family life. The 'wow-factor' kitchen/diner that has been opened up to create a welcoming, entertaining hub, ideal for families who like to host. With a break-fast bar, plenty of food preparation space as well as those charming patio doors. Here, is where you'll find yourself perched with the family, enjoying the evening meal under those fabulous velux windows.



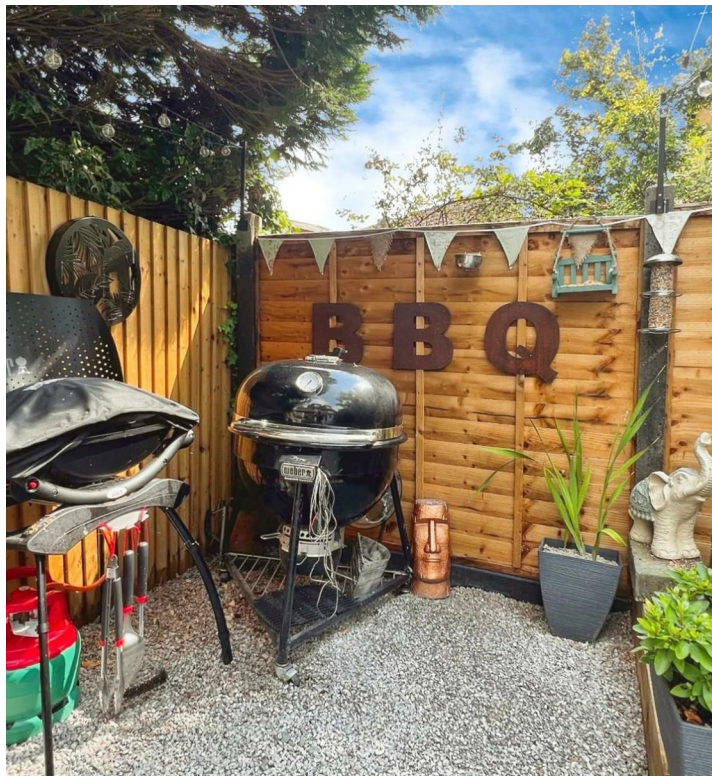
The family lounge, located at the front of the property, is generously sized and benefits from dual aspect windows, ensuring a light and airy feel. On the first floor, you will find two comfortable double bedrooms along with a family bathroom. The principal bedroom, situated in the loft space, is a true retreat, complete with a stylish en-suite and built-in storage, providing both privacy and convenience.

Externally, thanks to the previous garage conversion, there is a driveway which provides parking for 1 car. The drive provides access through the welcoming hall, into the utility where you can also access the rear garden too. The garden itself is a private space, with mature planting, a patio & BBQ area, as well a section that is laid to lawn. The patio doors open from the kitchen/diner area - where family and friends can mingle - All in all, we feel this property is a great purchase for a family, or even those for the first time that want a home they can move straight into.

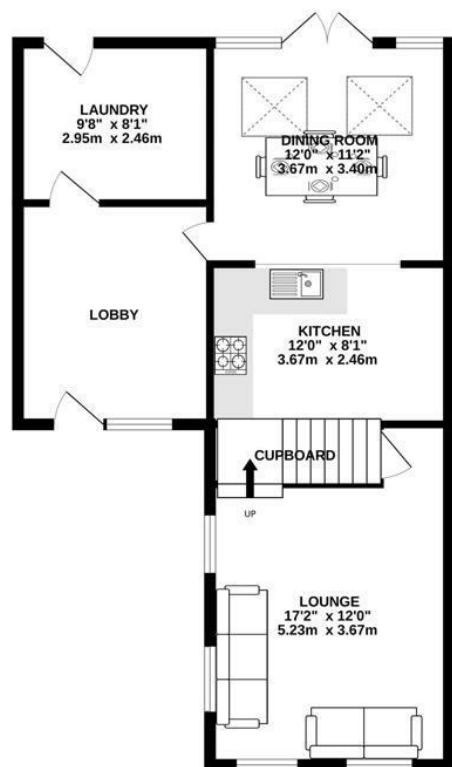


The property is located in the popular area of Singleton and is within walking distance to a range of amenities including Outstanding OFSTED rated Great Chart Primary School, parade of local shops, regular bus service, Doctors surgery, the local environment centre and Singleton Barn public house. The property is within a short drive to the international station with high-speed service to London St Pancras in 37 minutes.

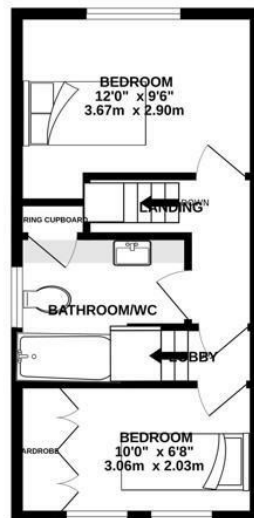




GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
305 sq.ft. (28.4 sq.m.) approx.



2ND FLOOR
259 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 1189 sq.ft. (110.4 sq.m.) approx.

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

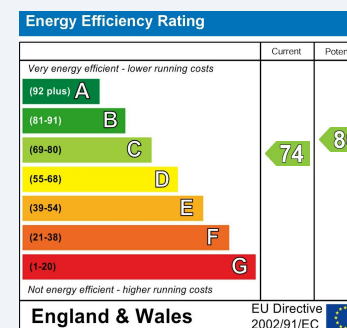
Please contact ashford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.