

HUNTERS®

HERE TO GET *you* THERE



Mill Court, , Ashford, TN24 8DN

Offers In The Region Of £350,000



Tucked away behind a mature wall of established trees, sold with no onward chain, is the former, three bedroom, end of terrace show home that offers an exceptional combination of privacy, generous living space and unrivalled convenience, all within a short walk of Ashford International Station and the vibrant town centre. Perfectly positioned for commuters and families alike, the property enjoys a secluded setting that belies its central location. Hidden from the road behind attractive greenery, the home provides a wonderful sense of peace and exclusivity while remaining just moments from excellent transport links, shops, restaurants and local amenities. The accommodation is both and practical & generous. Upon entering, a welcoming entrance hall leads through to a stunning open-plan kitchen/dining room, creating the ideal space for everyday family life and entertaining. A separate, spacious lounge offers a relaxing retreat, while a convenient ground floor cloakroom completes the accommodation.



The first floor continues to impress, upon the landing is a marvellous picture window, flooding the landing with natural light, offering a generous principal bedroom complete with a contemporary en-suite shower room, alongside two further well-proportioned double bedrooms and a beautifully appointed family bathroom. Every room has been carefully updated to create a home that is ready to move straight into. Further benefits are fitted wardrobes in the bedrooms 2 & 3, as well as a boarded loft with light & ladder.

Externally, the property enjoys attractive front and rear gardens designed to provide a private outdoor haven. A particularly versatile feature is the former garage, which has been converted to create a useful home office or study, together with a separate storage room—perfect for those working from home or requiring additional flexible space, there is also a rear driveway as well as rear access.

To the rear, the property further benefits from a private driveway, rear access and a detached garage, offering excellent off-road parking and valuable storage—features that are increasingly sought after in such a central location. Additional benefits include gas-fired central heating, double glazing throughout and the reassurance of a home that has been modernised with both style and functionality in mind.



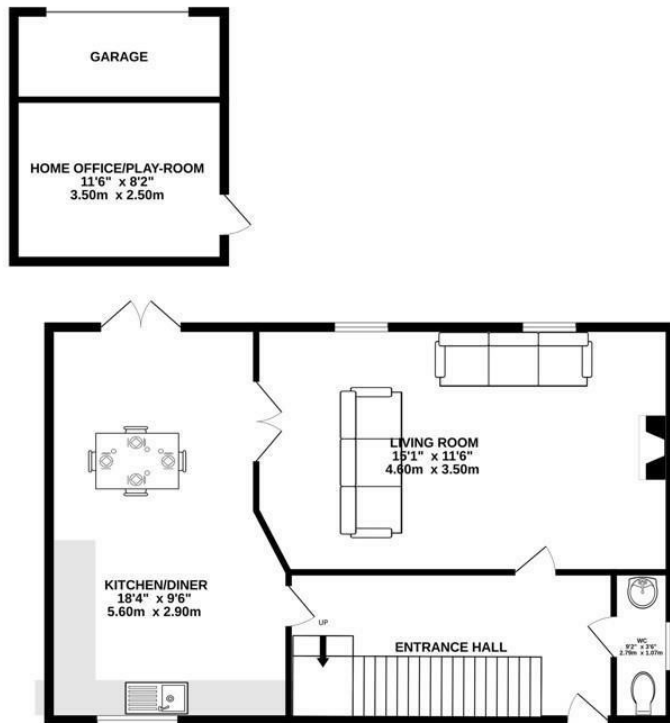
- 3 Bedroom, End Of Terrace - The Former show home for Mill Court
- Secluded position, privately screened behind a mature wall of established trees.
- Generous family lounge with dual windows & double doors to dining area
- Family bathroom services bedroom 2 & 3 with shower over bath
- Walking distance to Ashford International Station and the town centre – ideal for London commuters.

- Brought to the market with no onward chain complications - Ready to move into!
- Stunning open-plan kitchen/dining room, perfect for modern family living and entertaining.
- 3 Spacious bedrooms, 2 Boasting fitted sliding wardrobes - Master with en-suite
- Driveway plus Versatile converted garage providing an ideal home office or study with separate storage
- EPC Rating: D (66) - Council Tax Band: D

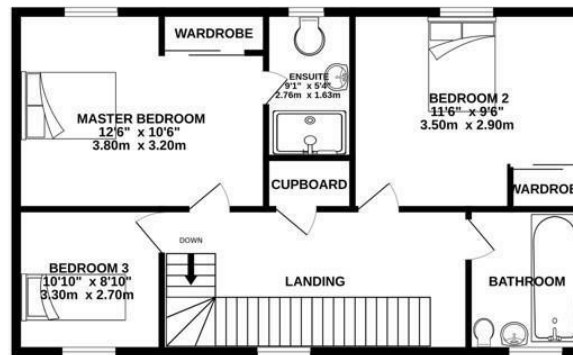




GROUND FLOOR



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

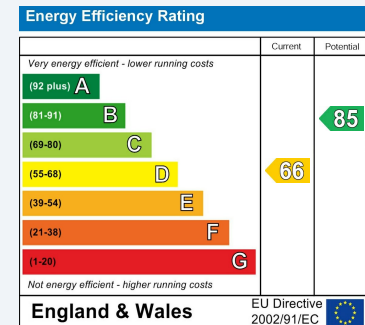
Please contact ashford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.