



The Rise, , Ashford, TN23 5DR

- Well presented 3 bedroom, semi detached extended home
- A large rear extension as well as conservatory providing 2nd reception room
- Ground floor bedroom servicing all 3 bedrooms
- Driveway which provides parking for 2-3 cars
- Sunny rear garden with 2 patio areas, backing onto woodland
- Large family reception room to front with picture window
- 3 Bedrooms (2 Doubles & a further single bedroom)
- Kitchen which leads into the extension - Prime for entertaining!
- Single garage accessed via internal gate
- EPC Rating: C 70 - Council Tax Band: C

£1,500 Per Month



The Rise, , Ashford, TN23 5DR

DESCRIPTION

A well presented, and previously extended, three-bedroom semi-detached home with rear conservatory as well as driveway & garage providing parking.

Situated within The Rise, a popular residential area within Ashford, with one of the homes features being that it backs onto green-mature woodland and offers a extension to boasts further reception space on the ground floor! Presented well throughout, additionally offering larger accommodation than some of the similar style homes within the rear thanks to that thoughtful rear-extension which leads through to the rear sun-room, bathing the rear of the home in natural light.

The homes accommodation consists of a spacious family lounge to the front with picture window, as well as a ground floor bathroom which services the bedrooms upstairs. The rear offers another reception room which is connected to the kitchen area, providing a charming flow to the properties layout.

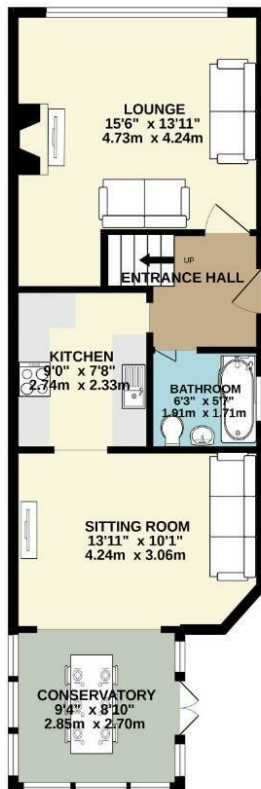
Upstairs you'll find 3 bedroom, 2 doubles and a further single bedroom, with the bonus here being that eaves had previously been removed, which results in better standing height in the 3rd bed. The largest of the three bedrooms over looks the updated rear garden & woodland to rear.

Externally, considering the homes extension, you still have a great sized rear garden here, with a large patio that runs the width of the home, and is accessed both via the sun-room and via the side access gate too. At the front of the home there is a driveway which offers space for 2-3 cars as well as the garage which offers plenty of storage for a growing family to utilise. At the base of the garden is a further patio area, ideal for the summer sun as well as rear gate, ideal for those with pets!

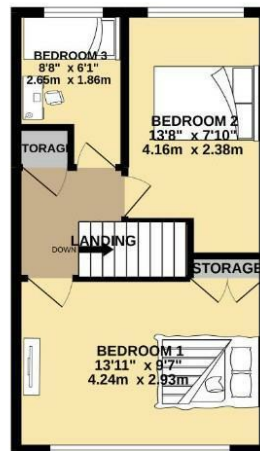




GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 895 sq.ft. (83.1 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.
Made with Metropix 12/2022

Viewings

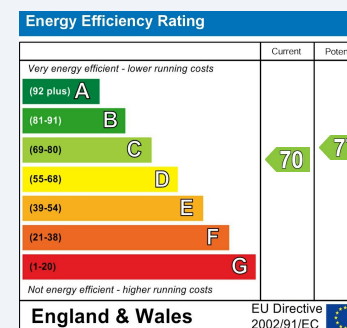
Please contact folkestone@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



93-95 Sandgate Road, Folkestone, CT20 2BQ
Tel: 01303 210335 Email: folkestone@hunters.com <https://www.hunters.com>

