

**MARTINS
ESTATES**
SALES AND LETTINGS



72 Wood Lane
Ashford, Kent TN23 3AG
Offers Over £365,000

Three-bed, two-bath detached house with garage on the popular Park Farm development. The accommodation comprises an entrance hall, downstairs cloakroom, lounge, dining area leading through to a fitted kitchen. On the first floor there is a master bedroom with en suite shower room, two further bedrooms and a bathroom. The property also benefits from engineered oak flooring throughout, gas central heating throughout, boiler, rear gardens and a garage.

Well presented three bedroom detached house. The accommodation comprises an entrance hall, cloakroom, lounge, dining room and kitchen to the ground floor and three bedrooms, master with an en suite shower room and family bathroom to the first floor. The enclosed rear garden is mainly laid to lawn; there is a door to the garage and a gate to the side.



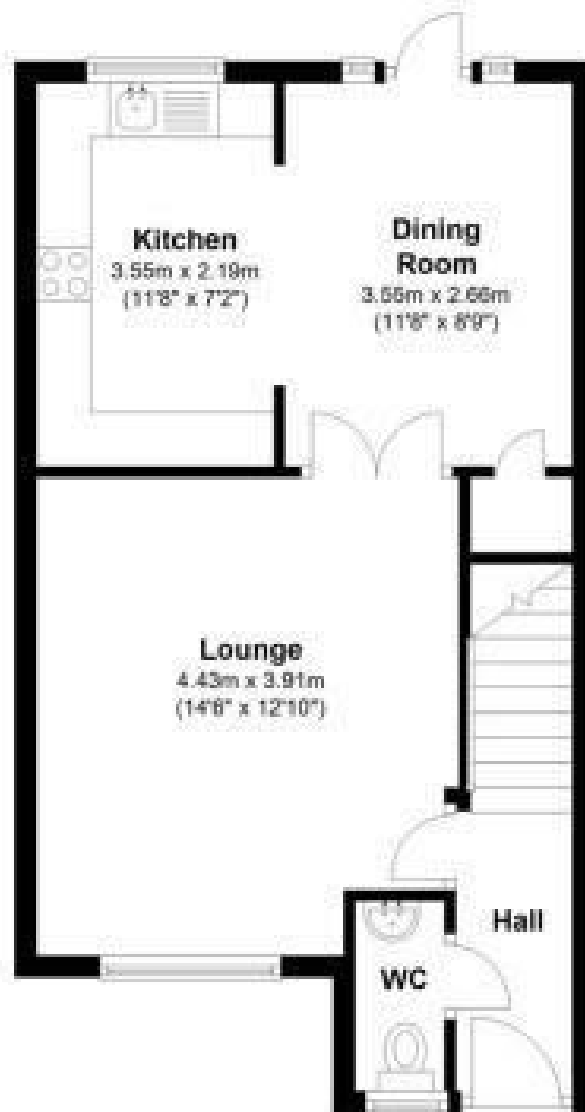






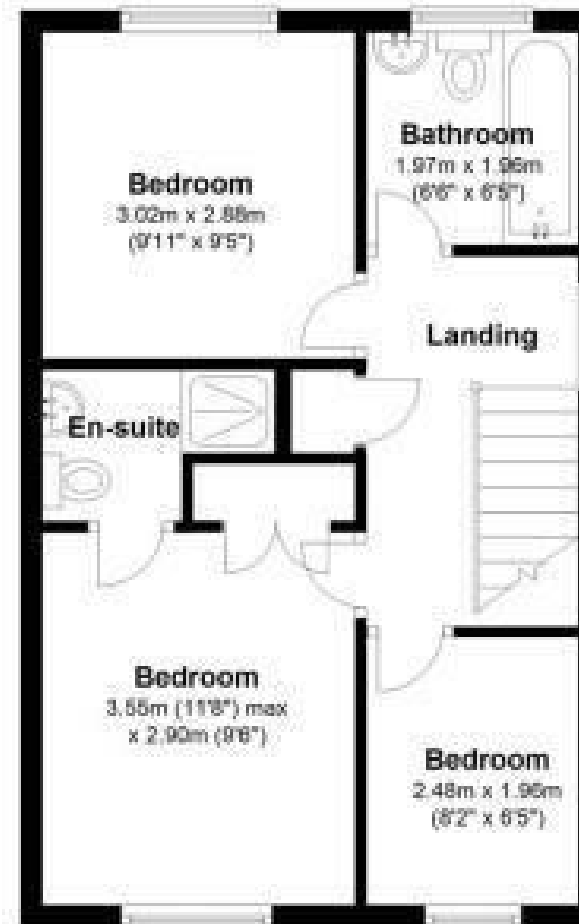
Ground Floor

Approx. 41.7 sq. metres (448.0 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 and prospective purchaser.

Plan produced using PlanUp.

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