



# MARTINS ESTATES

SALES AND LETTINGS

69 High Street  
Ashford  
Kent  
TN24 8SF

Tel: 01233 610 444



## 8 Butterside Road, Ashford, Kent TN23 3PD

**Asking Price £320,000**

Situated within the ever-popular Park Farm development, this three-bedroom semi-detached family home presents an excellent opportunity for buyers looking to place their own stamp on a well-proportioned property in one of Ashford's most established residential locations.

Offering generous living accommodation throughout, the property has been realistically priced to reflect the updating now required, providing superb potential for improvement and value enhancement.

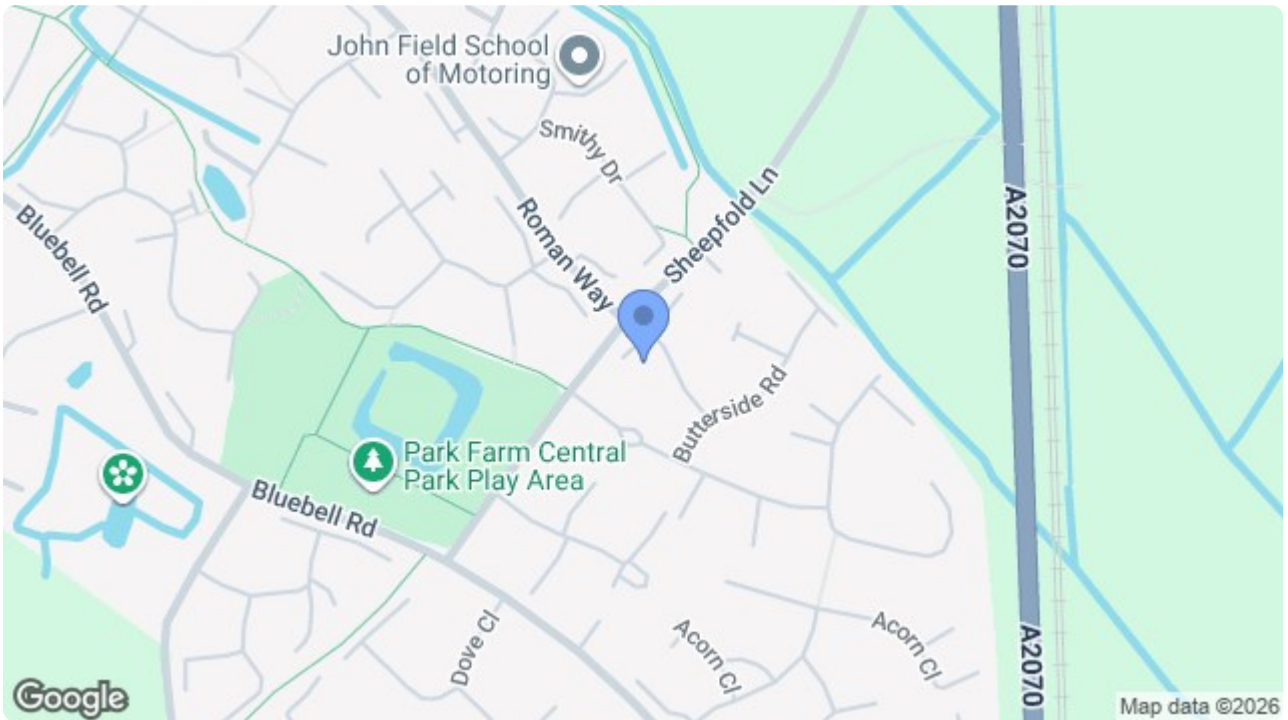
The ground floor comprises a welcoming entrance hall, downstairs cloakroom and a fitted kitchen arranged with work surfaces to four walls, complemented by a range of base units and matching high-level cupboards. To the rear of the property is a spacious lounge/diner, creating an excellent family and entertaining space, which opens directly into the conservatory overlooking the rear garden. A personal door also provides internal access to the garage, which benefits from an up-and-over door to the front.

Upstairs, the property offers three genuine double bedrooms along with a family bathroom and separate shower room, making it particularly well suited to growing families or those requiring flexible living space.

Externally, the rear garden offers excellent potential to create a lovely outdoor family environment, while the garage and driveway provide valuable parking and storage options.

The home is found within the sought after Park Farm development, a location particularly favoured for its family-friendly atmosphere, surrounding woodland walks and excellent convenience for everyday amenities. Well regarded primary and secondary schools are nearby, together with local shopping facilities and supermarkets.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>70</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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