



# MARTINS ESTATES

SALES AND LETTINGS

Martins Estates Sales And Lettings High Street  
Ashford  
Kent  
TN24 8SF

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**22 Westbourne, , Ashford TN23 5UY**

**Offers In Excess Of £300,000**

A well-proportioned three-bedroom attached family home with off-road parking for several vehicles, located on a popular residential development in the south of Ashford. The accommodation comprises a comfortable lounge, separate kitchen/diner, and a generous conservatory running across the rear of the property, overlooking a good-sized enclosed garden with timber shed and a practical side access area for bin storage.

To the first floor are two good-sized double bedrooms, both with fitted wardrobes, a single bedroom with useful over-stairs storage, and a family bathroom. The property has been previously rented and would now benefit from a programme of updating, priced accordingly and offering an excellent opportunity for buyers to add value and personalise to their own requirements.

Ideally positioned to enjoy all that Ashford, Kent has to offer, including a wide selection of schools, leisure facilities, parks, and shopping. The town is home to the popular Ashford Designer Outlet, along with a vibrant town centre, excellent road links via the M20, and High Speed rail services to London St Pancras in approximately 37 minutes, making this an ideal choice for commuters.

An attractively priced home with strong potential in a well-regarded location — early viewing is highly recommended.

## 22 Westbourne, Ashford TN23 5UY

### Sitting Room

14'0" x 11'1" (4.27m x 3.40m )

### Kitchen / Dining Room

17'4" x 8'6" (5.29m x 2.60m )

### Conservatory

14'9" x 7'2" (4.51m x 2.20 )

### Bedroom Two

8'8" x 9'8" (2.65m x 2.97m )

### Bedroom One

14'0" x 10'11" (4.27m x 3.35m )

### Bedroom Three

8'2" x 7'6" (2.50m x 2.29m )

# Westbourne, Ashford, TN23

Approximate Gross Internal Area = 85.6 sq m / 921 sq ft

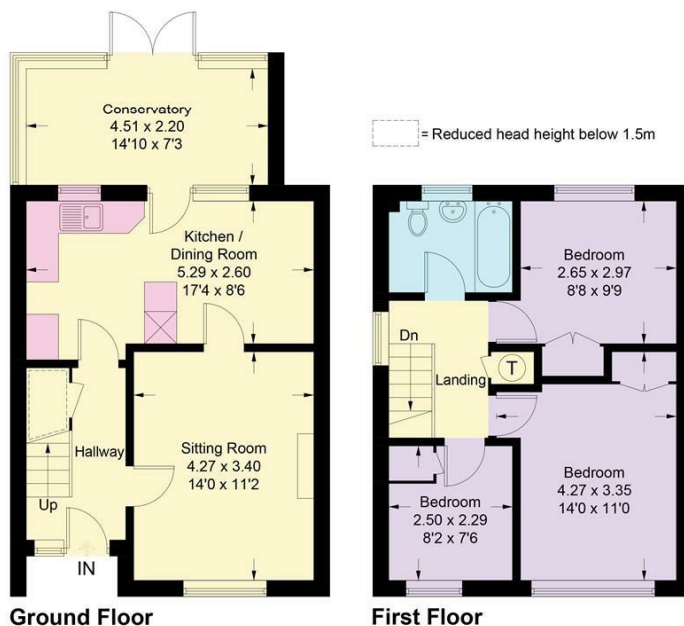
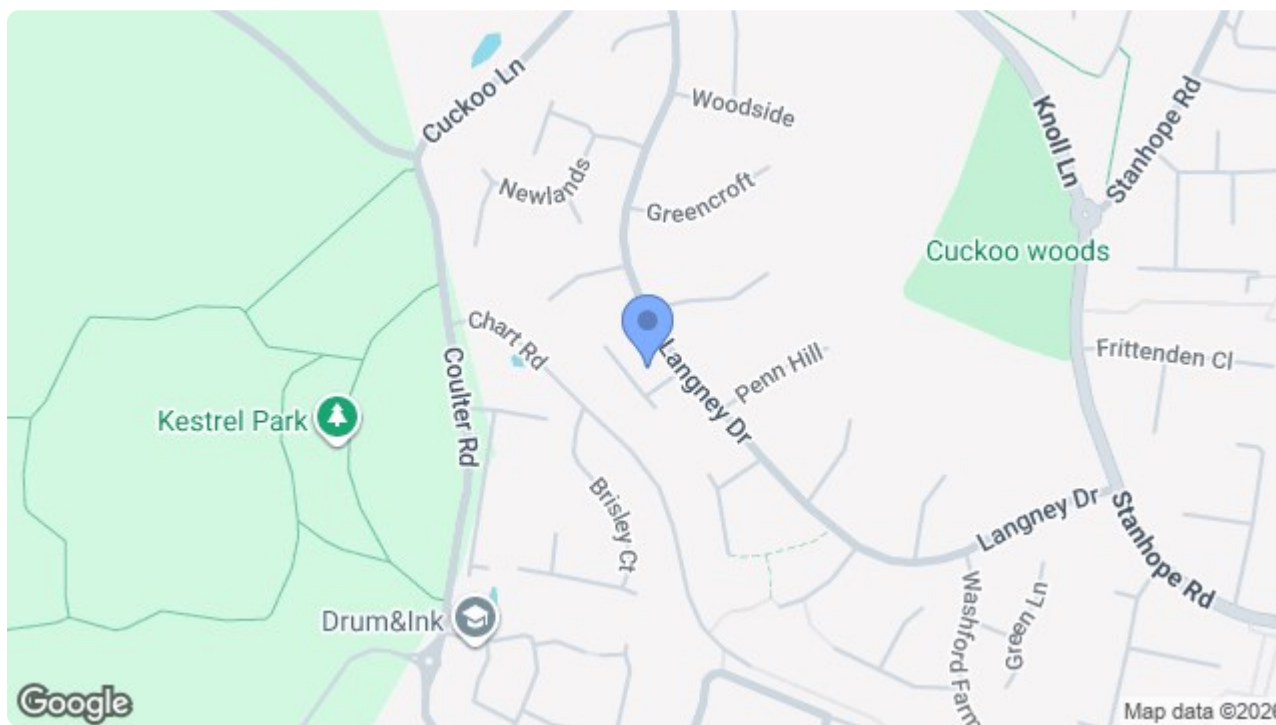


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1266940)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		70	
(39-54) E			
(21-38) F			
(1-20) G			
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) A			87
(81-91) B			
(69-80) C			
(55-68) D		71	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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