

# Property details approval form

75 Smithy Drive, Kingsnorth, Ashford, Kent, England, TN23 3NS

Date: 03 July 2026

Property Ref and Version: PFM406909 - 0001

Not for marketing purposes INTERNAL USE ONLY

# Selling your home with us!

## ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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£365,000

Tenure: Freehold

## ○ Key Features

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- > Energy Rating: D
- > 3 BEDROOM DETACHED
- > MODERN KITCHEN
- > BRICK BUILT CONSERVATORY
- > DOWNSTAIRS WC
- > ENSUITE
- > GARAGE
- > DRIVEWAY

## ○ Short Description

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Located within the ever-popular Park Farm development, this well-presented three-bedroom detached home has been thoughtfully modernised by the current owner, offering stylish and practical living ideal for families.

## ○ Long Description

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Located within the ever-popular Park Farm development, this well-presented three-bedroom detached home has been thoughtfully modernised by the current owner, offering stylish and practical living ideal for families.

Internally, the property comprises a bright and spacious living room, alongside a contemporary fitted kitchen/diner providing an excellent space for both everyday living and entertaining. The addition of a solid brick-built conservatory to the rear further enhances the ground floor, offering a versatile reception space with views over the garden.

A convenient downstairs WC completes the ground floor accommodation.

To the first floor, there are three well-proportioned bedrooms, including a generous principal bedroom benefiting from its own modern en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property enjoys a driveway providing off-road parking and access to a garage, while the rear garden offers a private outdoor space ideal for relaxation and entertaining.

## ○ Directions

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## ○ Agents Note

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## ○ Room Description

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**Entrance Hall**

**W.C**

**Lounge**

17' 11" x 10' 7" ( 5.46m x 3.23m )

**Kitchen / Diner**

14' x 9' 5" ( 4.27m x 2.87m )

**Conservatory**

13' 3" x 8' 10" ( 4.04m x 2.69m )

**Landing**

**Bedroom One**

8' 11" x 8' 11" ( 2.72m x 2.72m )

**En-Suite**

**Bedroom Two**

11' 8" x 7' 9" ( 3.56m x 2.36m )

**Bedroom Three**

9' 6" x 6' ( 2.90m x 1.83m )

**Bathroom**

**Outside**

**Garage**

**Driveway**

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## ○ Property Images



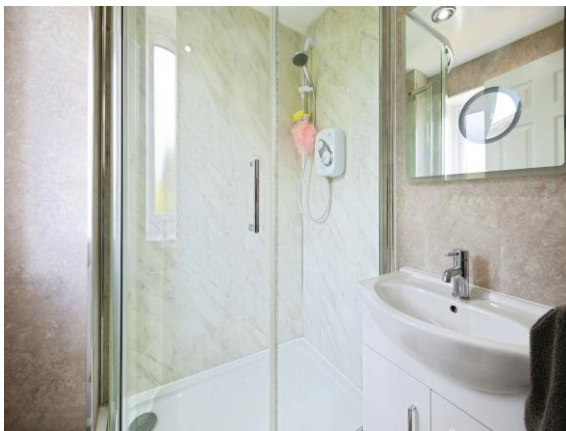
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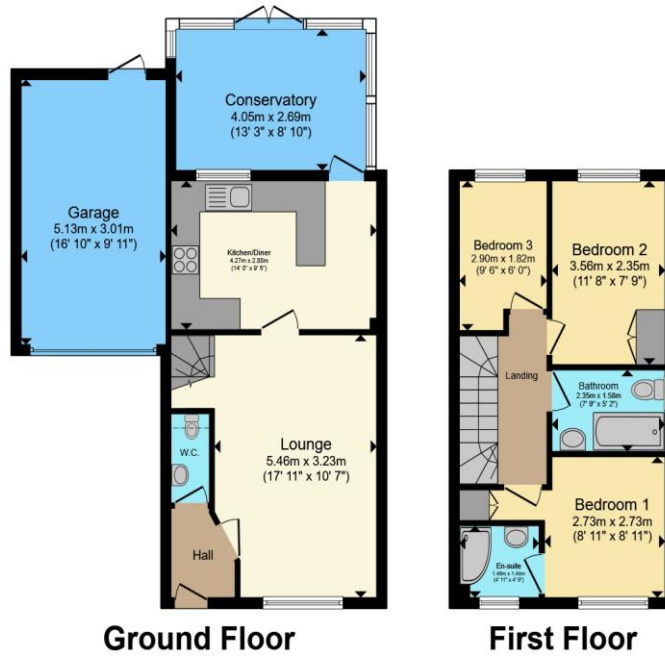
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## ○ Floor Plan



Total floor area 96.6 m<sup>2</sup> (1,040 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



## ○ Approval

Signature

Date

	Signature	Date
Josh Donald		
Mr J. Whittle		