



# MARTINS ESTATES

SALES AND LETTINGS

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

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**29 Hawks Way, Ashford, Kent TN23 5BF**

**Asking Price £300,000**

This beautifully presented two bedroom semi detached bungalow with off road parking and detached garage with remote controlled roller door, power light and single drainer sink with work surface and cupboards, has been refurbished and includes new UPVC windows doors and conservatory, wood effect flooring throughout and shower room with WC and wash hand basin. The accommodation comprises entrance hall with door to cloaks cupboard and doors to all accommodation. The master bedroom has sliding wardrobes with hanging rails as well as shelving and a bay window overlooking the front of the property. Bedroom two has a window overlooking the front of the property. The showroom has shower tray with glass surrounds, obscure glazed window overlooking the side of the property. the kitchen runs off the internal hallway and has a range of units to three walls with drawers and cupboards under and eye level cupboards over. there is a space for an automatic washing machine and full height fridge freezer and an inset oven hob with extractor over. Double doors lead into the lounge with double doors opening onto the conservatory. The conservatory opens onto the patio area and enclosed garden with personal door onto the garage.

## 29 Hawks Way, Ashford, Kent TN23 5BF

### Lounge

13'9 x 9'7 (4.19m x 2.92m)

### Kitchen

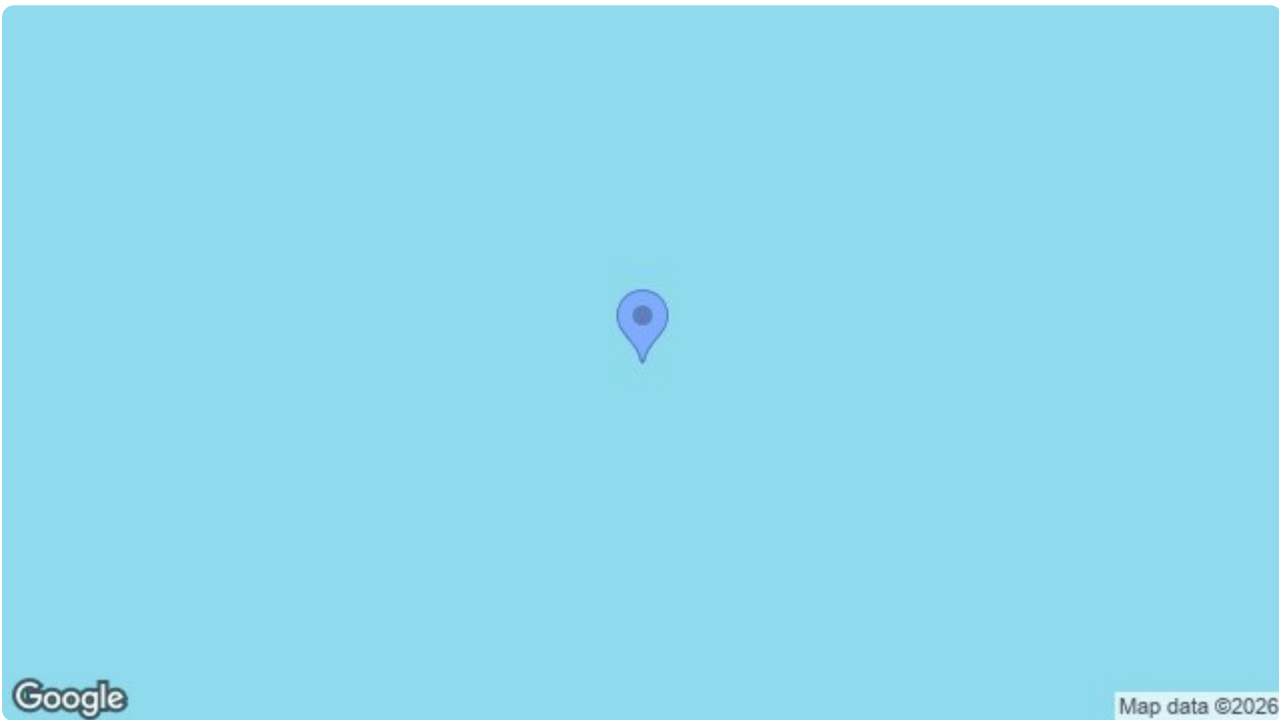
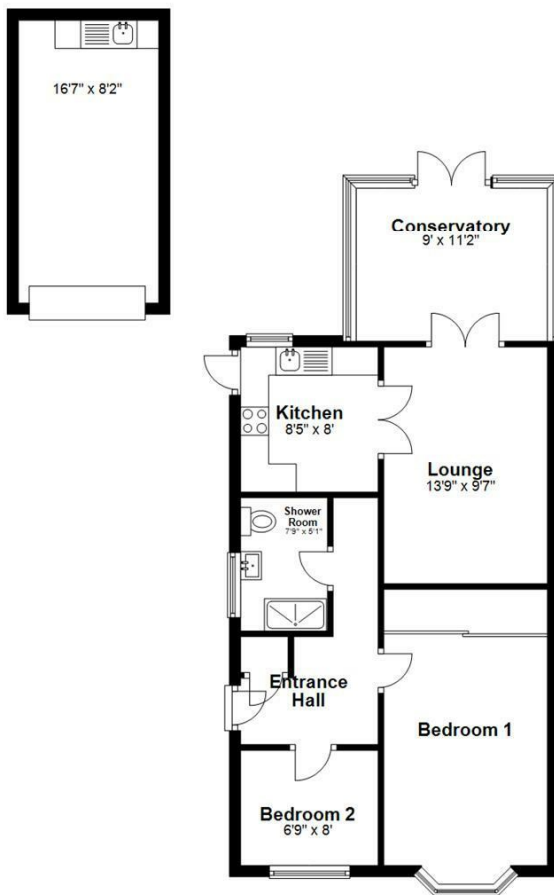
8'5x8 (2.57mx2.44m)

### Bedroom 1

### Bedroom 2

6'9 x 8 (2.06m x 2.44m )

Ground Floor



| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (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>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |  |                         |           |
| (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>   |  |                         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |  |                         |           |
| <b>England &amp; Wales</b>  |  | EU Directive 2002/91/EC |           |

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