

for sale

£350,000



Emmetts Close Kingsnorth Ashford TN25 7AG

This stylish three bedroom house stunner blends smart design with effortless charm. With a sweeping open plan layout, bi-folds to a sleek garden, a showstopper kitchen, and a luxe main suite with dressing area and walk-in shower—it's the kind of home that turns heads. Plus, parkings sorted!



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Living Room

11' 4" x 13' 2" (3.45m x 4.01m)

Dining Room

17' x 8' 6" (5.18m x 2.59m)

Kitchen

17' 3" x 11' (5.26m x 3.35m)

Utility Room

9' 2" x 5' 7" (2.79m x 1.70m)

Cloakroom

3' x 6' 3" (0.91m x 1.91m)

Bedroom 1

21' 2" x 9' 7" (6.45m x 2.92m)

En-Suite

5' 8" x 7' 9" (1.73m x 2.36m)

Bedroom 2

10' 7" x 14' 7" (3.23m x 4.45m)

Bedroom 3

6' 2" x 9' 9" (1.88m x 2.97m)

Bathroom

6' 1" x 6' 3" (1.85m x 1.91m)

Agents Note

We have been unable to verify either planning permission or building regulation certification has been provided for the previous works undertaken to the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer.







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.focalagent.com

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77 High Street
 ASHFORD TN24 8SF

Property Ref: ASH408358 - 0002

Tenure: Freehold EPC Rating: C

Council Tax Band: D

view this property online connells.co.uk/Property/ASH408358



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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