



Atherfield Drive

Ashford





Introducing

GUIDE PRICE £375,000 - £395,000

Positioned at the end of a quiet close, with easy access to Ashford town centre and the mainline station, this modern semi-detached house is offered for sale with no onward chain.

Built by Croudace Homes in 2017 and recently redecorated throughout, including new carpets, the light and airy accommodation comprises an entrance hall, sitting room, kitchen/dining room, cloakroom, versatile downstairs space, three bedrooms, en-suite & family bathroom.

The very generous rear garden enjoys a private feel, with off-road parking to the front for two parallel vehicles inclusive of the allocated parking space.

Ashford mainline station is less than 15 minutes walk with high speed connections to London in just 38 minutes making this the perfect location for those commuting to the city. Primary and secondary schools of good standing, shops and excellent local amenities are all readily accessible.

Energy Efficient Home with an EPC Rating of B (86)

At a Glance

Atherfield Drive

Ashford, TN23

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

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- MODERN SEMI-DETACHED HOUSE
 - EN SUITE & FAMILY BATHROOM
 - GENEROUS REAR GARDEN
 - SHORT WALK FROM TOWN CENTRE & MAINLINE STATION
 - LIGHT AND AIRY ACCOMMODATION
 - THREE BEDROOMS
 - KITCHEN/DINING ROOM
 - VERY WELL PRESENTED THROUGHOUT
 - OFF ROAD PARKING
 - NO ONWARD CHAIN





Ashford

Ashford

Ashford is the best connected town in Kent set in the heart of beautiful countryside. A thriving commercial and residential town home to high tech engineering , world dance and theatre activity and a host to continuing family businesses and new firms that have chosen Ashford as an ideal location.

Ashford was once a modest market town at a crossing point on the Kentish Stour ,the cattle market charter dates from 1243 when there were drovers routes in from the surrounding villages throughout the middle ages . By the 1600's Ashford had several successful families and in 1663 Sir Norton Knatchbull started an Ashford school. That building is now the Ashford Museum, the Norton Knatchbull school continues in the town today with 5 other secondary schools. In the 1840's Ashford was transformed by the arrival of the railway; connecting Ashford to London and the channel ports ; the market moved to be alongside the railway and everything travelled by train; Ashford had a railway works building engines and wagons for over 150 years. Today it is still a centre of railway engineering expertise. In the 1990's Ashford became the centre for High Speed Rail which carved through the town , moving the market once again: to an out of town site on the new Orbital industrial park ,connecting to the recently opened M20 motorway. By 2009 South East trains were running high speed between Ashford and London cutting the journey from 1hr10 to 38 minutes.

The former market area along the railway is now multi screen cinema and event destination space, and part of the former railway works is now a landmark designer outlet centre created by the international architect Richard Rogers.

With a wide range of shopping and eating at the outlet centre , a range of supermarkets across the town and thriving industrial and retail parks, Ashford has attracted a lot of new build housing widening the choice in the town. As Kent has a thriving tourist industry there is also much to see and do out and about in what used to be known as the garden of Kent, that has become the vineyards of Kent.

Entrance Hall

Composite casement door and side glazing, stairs to first floor, door to:

Sitting Room

Double glazed window to front, radiator.

Inner Lobby

Doors to:

Cloakroom

Frosted double glazed window to side, radiator, low level WC, wall mounted hand basin with tiling, tiled floor, extractor fan.

Kitchen/Dining Room

Double glazed windows and French doors to rear garden.

Fitted wall and base units, new stainless steel sink with mixer tap and drainer unit, eye level electric oven, four ring gas hob with stainless steel surround and extractor hood over, integrated washing machine, radiator, tiled flooring, cupboard housing gas fired boiler.

First Floor Landing

Loft access, doors to:

Bedroom One

Double glazed window to front, radiator, large recessed wardrobe area with hanging space.

En Suite

Raised cubicle housing mains shower with glazed screen and tiled surround, low level WC, wash basin, frosted double glazed window to side, radiator, tiled flooring, extractor fan.

Bedroom Two

Double glazed window to rear, radiator.

Bedroom Three

Double glazed window to rear, radiator.

Family Bathroom/WC

Modern white suite comprising a panelled bath including shower, low level WC, wash basin, frosted double glazed window to front, radiator, tiled flooring, extractor fan.

Rear Garden

A generous outside space which is mainly laid to lawn, paved patio seating area, outside lighting, cold water tap, panelled enclosed fencing, wood built shed on concrete base, side gated access.

Parking

Off road parking to the front for two parallel vehicles inclusive of the allocated parking space.

Tenure

Freehold.

Annual Service Charge: £285.

Services

All mains services connected.

Council Tax

Ashford Borough Council Tax Band: D



Floorplan



**GOULD
HARRISON**

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Key Information

Guide Price £375,000- £395,000

Freehold

Local Authority | Ashford Borough Council

Council Tax Band | D

Energy Efficiency Band | B

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.