



# MARTINS ESTATES

SALES AND LETTINGS

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

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**10 Athol Road, Ashford, TN23 5BB**

**Asking Price £300,000**

**\*\*CHAIN FREE\*\***

Set on a generous corner plot with a beautifully established wrap-around garden, this three-bedroom end-of-terrace home offers space, privacy and excellent scope to extend (subject to planning). Rarely do properties with this level of potential, parking and outside space come to the market.

The accommodation includes a well-fitted kitchen featuring a five-ring gas hob and electric oven, and a spacious lounge/diner which opens directly into the conservatory, creating a bright and versatile living area. Upstairs are two good double bedrooms along with a third bedroom ideal for a study or nursery, all serviced by a family bathroom comprising WC, wash hand basin and a bath with shower over.

Outside is where this home really stands out. The wrap-around garden is mature and thoughtfully planted, featuring fruit trees, raised vegetable beds, and plenty of lawn and seating areas. The detached garage sits to the rear with off-road parking for up to three cars — a huge bonus in this part of Ashford.

This is a rare opportunity to purchase a home with both immediate charm and excellent long-term potential, thanks to its plot size and position, making it ideal for families, upsizers, or anyone seeking a home they can grow into.

The property is perfectly positioned to enjoy everything Ashford has to offer. Ashford International Station provides high-speed services to London St Pancras in around 38 minutes, as well as Eurostar connections. The town

## 10 Athol Road, Ashford, TN23 5BB

### Kitchen

10'10" x 10'6" (3.31m x 3.22m )

### Sitting Room

17'3" x 12'4" (5.27m x 3.77)

### Conservatory

15'3" x 10'6" (4.65m x 3.22)

### Bedroom One

12'4" x 10'8" (3.78m x 3.27m )

### Bedroom Two

10'11" x 10'9" (3.35m x 3.29m)

### Bedroom Three

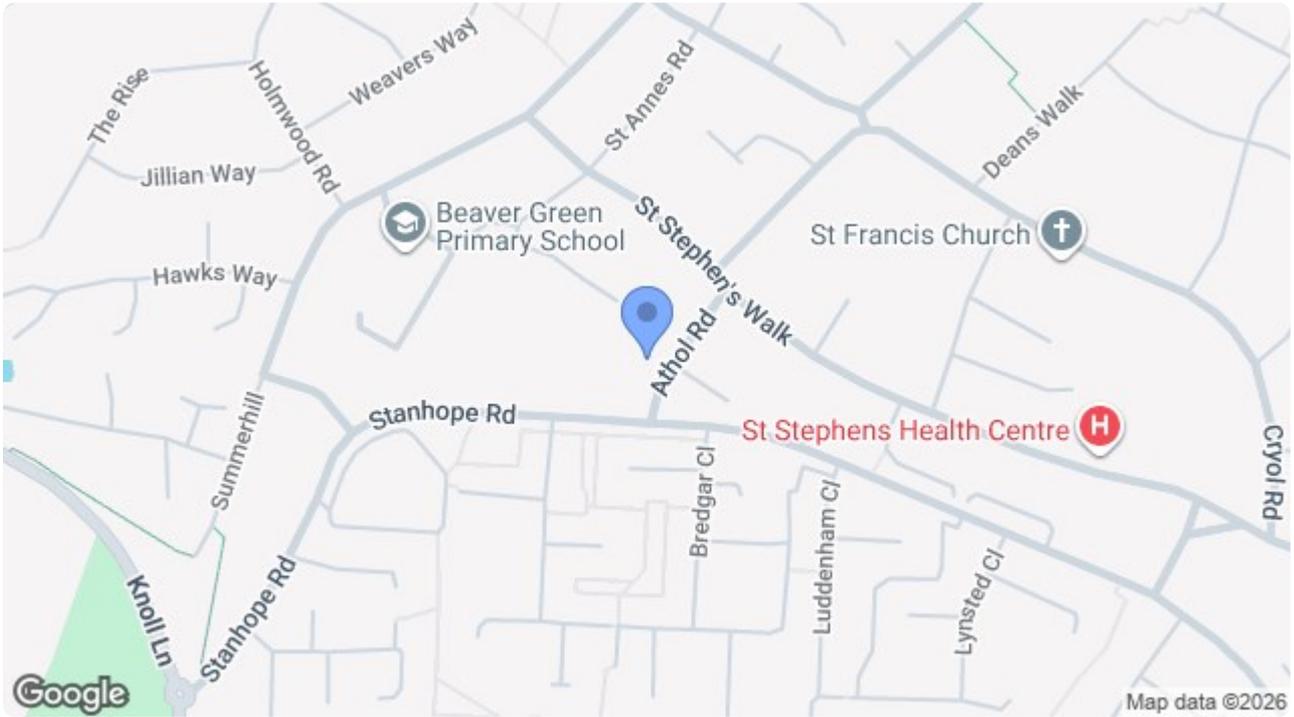
6'8" x 6'3" (2.05m x 1.92 )

# Athol Road, Ashford, TN23

Approximate Gross Internal Area = 95.3 sq m / 1026 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1274067)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		67	79
<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			
(81-91) B			
(69-80) C			
(55-68) D			
(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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