

Cryol Road, , Ashford, Kent, TN23 5AR

Guide Price £325,000 - £350,000





Having been well maintained and thoughtfully improved by the same family for over two decades, this well presented three-bedroom semi-detached home offers beautifully presented accommodation, generous living space and a wonderful rear garden, making it an ideal choice for growing families. From the moment you arrive, the property immediately impresses with ample off-road parking to the front, providing space for multiple vehicles and adding to the home's practical appeal.

Stepping inside, you are welcomed into a bright and inviting entrance hall which sets the tone for the accommodation beyond. The ground floor has been designed with modern family living in mind, centred around a stunning open-plan kitchen/diner to rear - which creates a wonderful sense of space and connectivity throughout. The comfortable family lounge provides the perfect place to relax and unwind.

The kitchen has been thoughtfully updated over the years and offers an excellent range of fitted units, generous worktop space and breakfast bar - providing ample room for both everyday family life and entertaining. The dining area comfortably accommodates family gatherings and social occasions alike, creating a versatile space where friends and loved ones can come together.

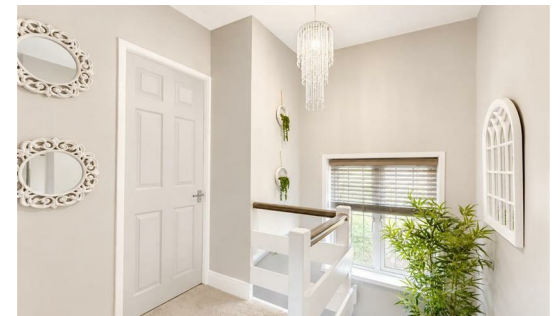
Upstairs, the property continues to impress with three well-proportioned bedrooms, all beautifully maintained and offering comfortable accommodation for families of all sizes. The bedrooms are complemented by a well-presented family bathroom, creating a practical and functional first-floor layout.

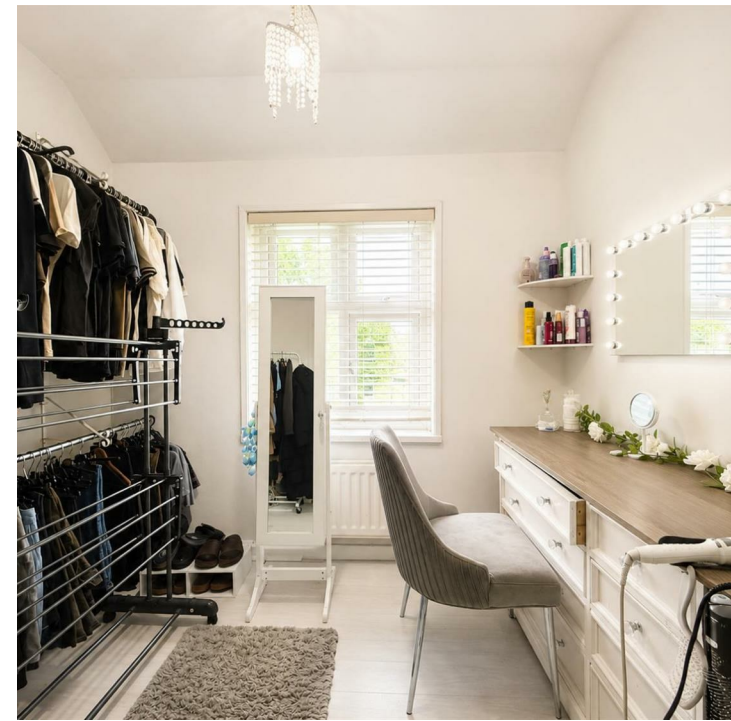
Outside, the rear garden is a particular highlight. Generous in size and wonderfully private, it provides an excellent space for children to play, gardening enthusiasts to enjoy, or simply for relaxing and entertaining during the warmer months. Having been carefully cared for over many years, it offers a peaceful retreat that can be enjoyed throughout the seasons. Properties that have been cherished and improved to this standard over such a long period of ownership are increasingly rare to find. Combining spacious accommodation, modern open-plan living, ample parking and a fantastic garden, this is a home that has been genuinely loved and is ready for its next chapter.

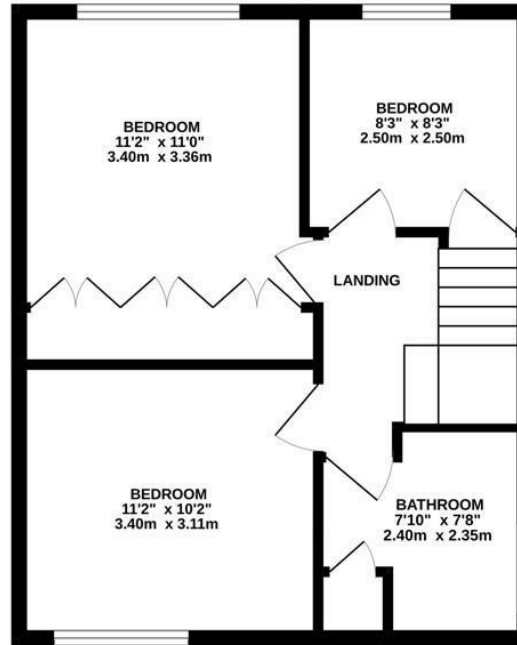
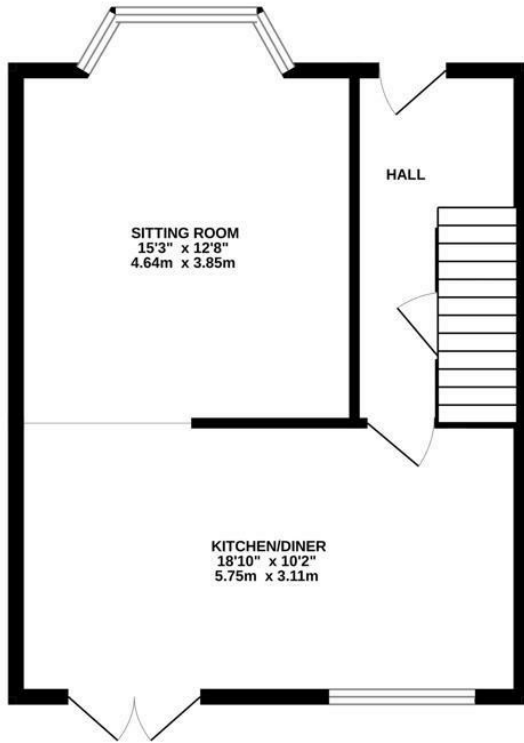


- Guide price: £325,000 - £350,000 - A must view property in Ashford!
- Stunning open-plan kitchen/dining room forming the heart of the home
- Thoughtfully extended to create additional versatile living space
- Driveway providing ample off-road parking for multiple vehicles
- Popular residential location with easy access to local amenities, schools and transport links

- Beautifully presented three-bedroom semi-detached family home
- Spacious and comfortable family lounge ideal for everyday living and entertaining
- Generous rear garden, perfect for families, entertaining and outdoor enjoyment
- Meticulously maintained by the same family for over 20 years
- EPC Rating: C (74) - Council Tax Band: B - All mains services connected







TOTAL FLOOR AREA : 894 sq.ft. (83.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

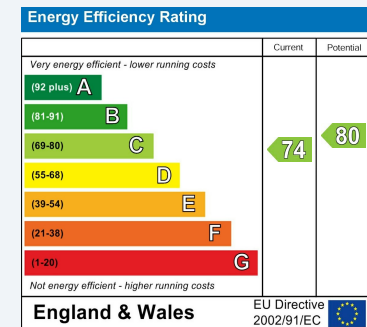
Please contact ashford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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