



**Connells**

Bean Close  
Great Chart Ashford



### Property Description

The ground floor offers a welcoming sense of space, beginning with a bright lounge and dining area that stretches the length of the home, creating an inviting place to relax or entertain. The kitchen is well proportioned and thoughtfully laid out, with plenty of room for cooking and storage, while a separate utility room adds valuable practicality for busy households.

Upstairs, the property features three well-arranged bedrooms. The main bedroom is a generous double, while the second bedroom provides comfortable space for guests or family. The third bedroom works perfectly as a child's room, nursery, or home office. A family bathroom and separate toilet complete the first floor, offering convenience for everyday living.

This home combines comfort, functionality, and a fantastic village location. It's a wonderful opportunity for first-time buyers, young families, or anyone seeking a peaceful setting with an excellent school just a short walk away.

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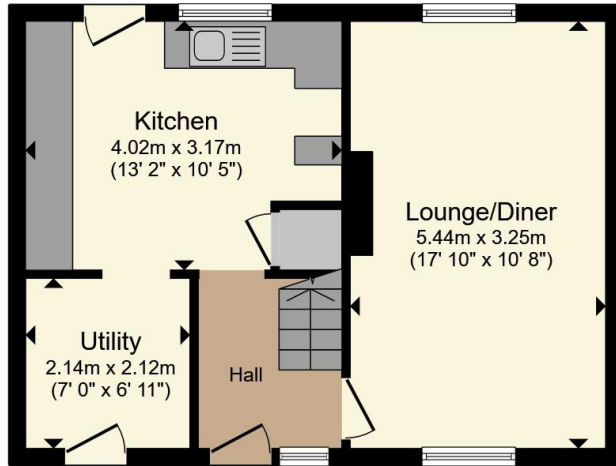
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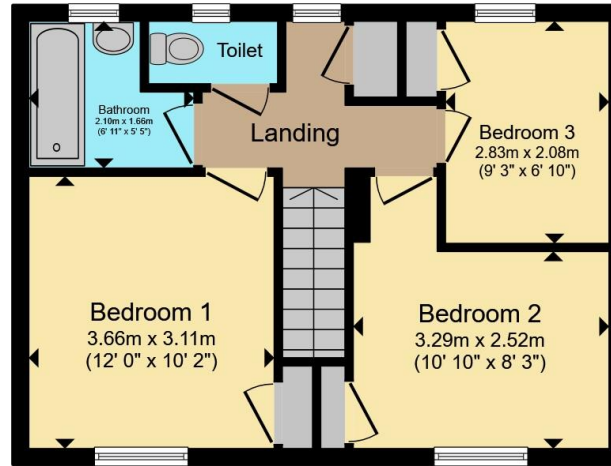
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**Ground Floor**



**First Floor**

Total floor area 80.2 m<sup>2</sup> (863 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01233 622206**  
**E [ashford@connells.co.uk](mailto:ashford@connells.co.uk)**

77 High Street  
 ASHFORD TN24 8SF

EPC Rating: C Council Tax  
 Band: B

**view this property online [connells.co.uk/Property/ASH408784](http://connells.co.uk/Property/ASH408784)**

Tenure: Freehold



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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