

**MARTINS
ESTATES**

SALES AND LETTINGS

**5 Laurence Hamilton Lane
Ashford, TN23 3FH**

Asking Price £395,000

A Beautifully Presented Four-Bedroom Extended Semi-Detached Home – Repton Park

Located on the sought-after Repton Park development, this extended four-bedroom semi-detached property offers spacious and stylish living, perfect for modern family life.

Upon entering, you are welcomed by an entrance hallway leading to a bright and airy lounge. There is also a convenient downstairs cloakroom. A further door opens into a stunning open-plan contemporary family area, incorporating a modern kitchen with worktops to two walls, a breakfast bar, ample space for a dining table and sofas, and bi-fold doors that lead out onto the rear garden. This thoughtfully designed space is the heart of the home and ideal for entertaining or relaxing with family.

The first floor boasts two generously sized bedrooms, both benefiting from en-suite shower rooms. On the second floor, you'll find two additional bedrooms served by a well-appointed family bathroom.

Additional features include gas central heating and UPVC double-glazed windows throughout. Outside, the beautifully presented rear garden features a patio area, a summer house, and secure pedestrian access to a fully enclosed carport.



Hallway

Ground floor cloakroom

Open Plan Kitchen/ dining Room

20'11" x 16'2" (6.39 x
4.94)

Sitting Room

15'11"x 9'4" (4.86x 2.85)

First floor landing

Bedroom 1 + double fitted wardrobes

15'8" x 10'11" (4.78 x
3.35)

Ensuite

Bedroom 2

10'6" x 8'10" (3.22 x
2.70)

Ensuite

Second floor landing

Bedroom 3

12'9" x 10'0" (3.91 x
3.05)

Bedroom 4 + double fitted wardrobes

12'4" x 10'6" (3.77 x
3.21)

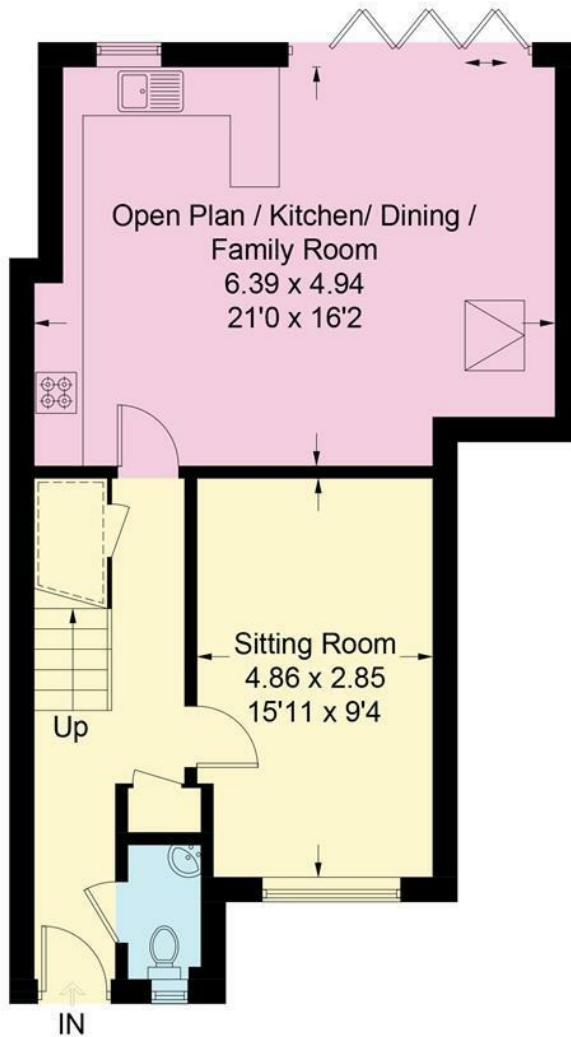




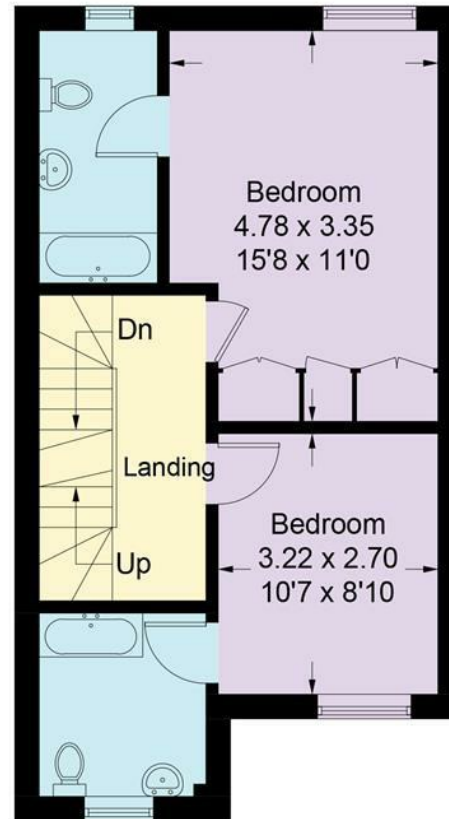


Laurence Hamilton Lane, Ashford, TN23

Approximate Gross Internal Area = 135.9 sq m / 1463 sq ft

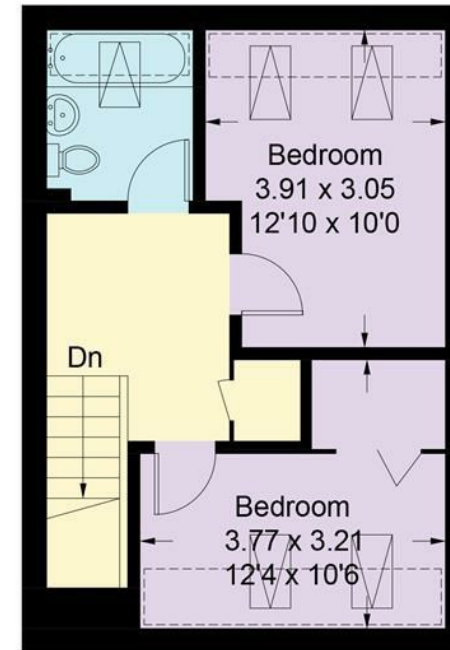


Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1226935)

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		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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