



MARTINS ESTATES

SALES AND LETTINGS

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24 Green Fields Lane, Ashford, Kent TN23 5LH

Asking Price £365,000

Nestled in the charming area of Singleton, Ashford, this delightful end terrace house at 24 Green Fields Lane offers a perfect blend of comfort and convenience. With no onward chain, this property presents an excellent opportunity for those looking to settle into a new home without delay.

The house boasts spacious reception room, providing ample space for both relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a formal dining room. The three well-proportioned bedrooms offer a peaceful retreat, ideal for restful nights and rejuvenating mornings.

The property is complemented by the convenience of driveway parking, ensuring that you will never have to worry about finding a space for your vehicle. The end terrace position enhances the sense of privacy and space, making it a perfect choice for families or those seeking a tranquil living environment.

Situated in a desirable location, this home is close to local amenities and excellent transport links, making it easy to access the wider Ashford area and beyond. Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs.

In summary, this charming detached house on Green Fields Lane is a wonderful opportunity to create a warm and welcoming home in a sought-after area. With its generous living spaces, three bedrooms, and convenient parking, it is a must-see for anyone looking to make a move in the vibrant Kent market.

24 Green Fields Lane, Ashford, Kent TN23 5LH

Kitchen/ Diner/ Family Room

23'1" x 15'1" (7.06m x 4.62m)

Bedroom 3

11'2" x 8'6" (3.41m x 2.60m)

Lounge/Bedroom 4

15'5" x 11'5" (4.70m x 3.50m)

Master Bedroom

11'0" x 10'5" (3.37m x 3.20m)

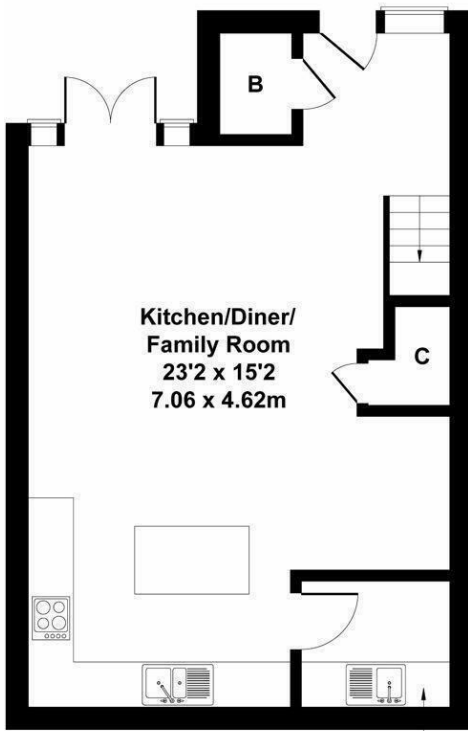
En-suite

7'1" x 6'11" (2.17m x 2.11m)

Bedroom 2

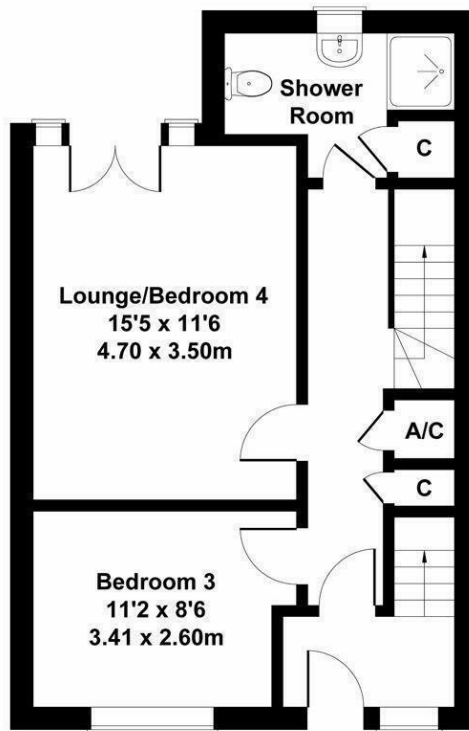
12'9" x 11'1" (3.90m x 3.40m)

Approximate Gross Internal Area
1445 sq ft - 134 sq m

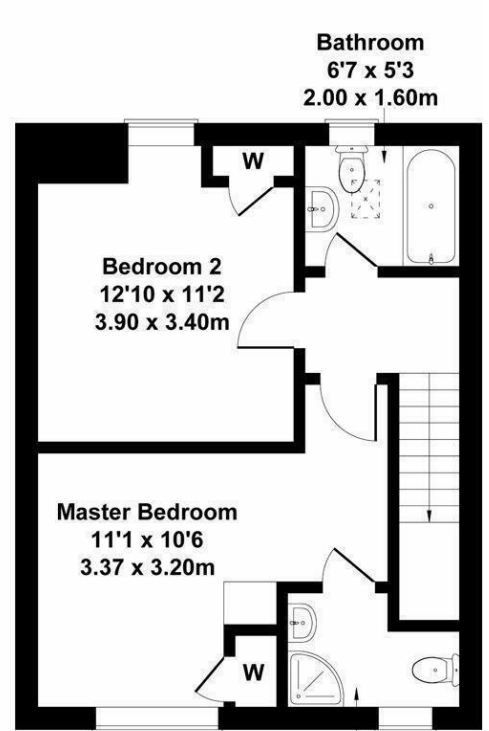


Utility Room
6'6 x 5'6
1.97 x 1.67m

LOWER GROUND FLOOR

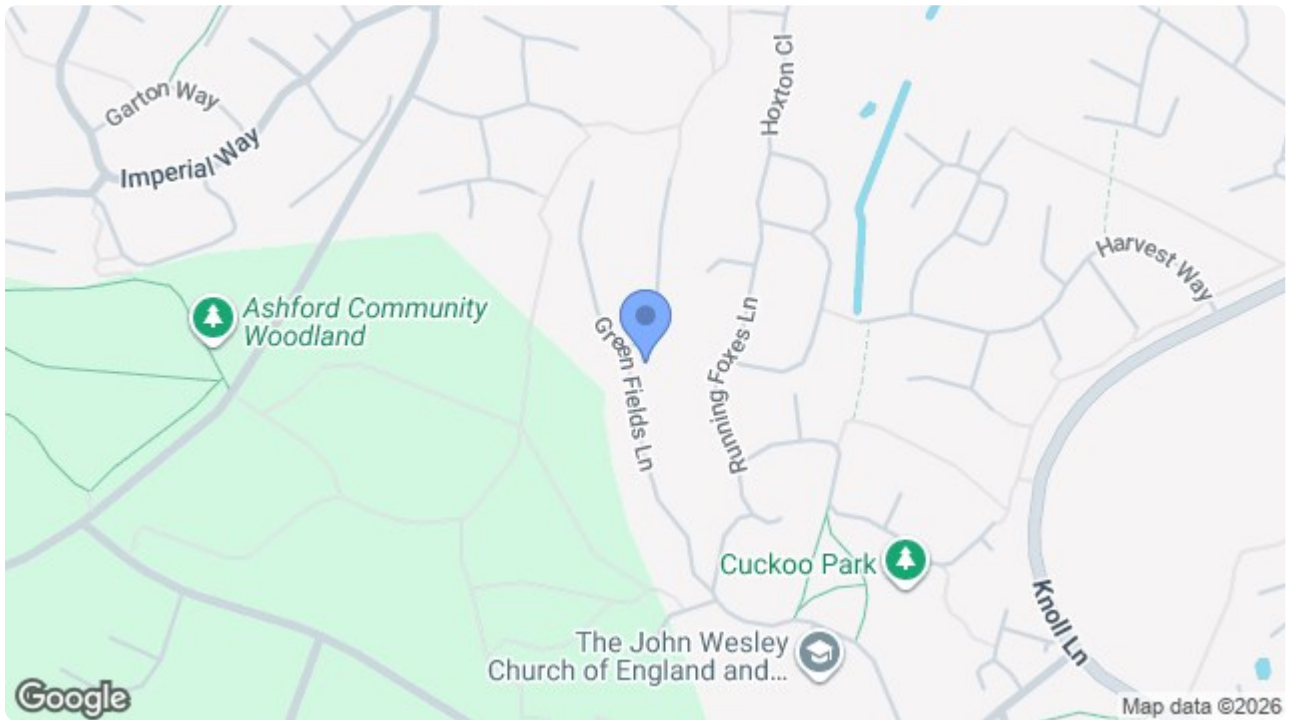


GROUND FLOOR



En-suite
7'1 x 6'11
2.17 x 2.11m

FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	77	
(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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