

Falcon Way, , Ashford, TN23 5UP

Offers In The Region Of £260,000

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A beautifully presented two-bedroom end-of-terrace home, ideally positioned within a quiet cul-de-sac in the popular Singleton area of Ashford.

This well-maintained home has been thoughtfully cared for and improved by the current owners, offering well-proportioned accommodation throughout and a number of attractive modern features. The property is ideally suited to first-time buyers, couples or those looking for a manageable home in a convenient residential setting.

The ground floor provides a welcoming through lounge/diner, with a large picture window to the front allowing plenty of natural light into the room. There is ample space for both a comfortable reception suite and a dining table and chairs, creating a versatile living and entertaining space. To the rear is a stylish modern kitchen, fitted with a range of gloss-white wall and base units, complemented by oak-effect work surfaces and a sunken butler-style sink. Sliding patio doors provide a pleasant outlook and direct access onto the rear garden. A useful storage cupboard completes the ground floor, providing an ideal space for coats, shoes and everyday household items.

The first floor is accessed via the lounge and leads to a small landing, providing access to both bedrooms and the family shower room. Both bedrooms are generous doubles, with the principal bedroom enjoying a pleasant outlook over the rear garden. The shower room has been comprehensively updated and provides a contemporary finish, including a spacious walk-in shower, modern vanity unit with wash hand basin and WC.

Outside, the rear garden is a good size for a property of this type and provides a combination of patio and lawned areas. The patio offers an ideal space for outdoor seating, while the remainder is mainly laid to lawn and enclosed by fencing. The property also benefits from off-street parking to the rear, together with gated access.

LOCATION: The property is situated within the popular Singleton Farm development, offering convenient access to a range of local schools, shops and everyday amenities. Ashford town centre provides a wider selection of supermarkets, restaurants, takeaways, hairdressers, beauticians and leisure facilities, while the surrounding area also offers access to garden centres, a multiplex cinema and health and fitness facilities. For commuters, the property benefits from excellent road links to the M20, while Ashford International Station provides High Speed services to Ebbsfleet International, Stratford International and London St Pancras, with journey times to London St Pancras of approximately 38 minutes.

ADDITIONAL INFORMATION: Gas central heating, Boiler located within the loft, New Hive smart thermostat, Virgin Media FTTP broadband installed, All mains services connected, Mains water, gas, electricity and sewerage, Mobile phone coverage: Okay to Good

BUYER'S NOTE – STRUCTURAL WORKS: The property has a previously documented history of subsidence, which was classified as Category 2 in accordance with BRE Digest 251. A programme of remedial works was subsequently undertaken to address the identified issue. These works were completed in 2025 and have been inspected and signed off by the appropriate contractors following completion. Buyers are advised to satisfy themselves as to the nature and extent of the previous issue and the remedial works undertaken, and to ensure that their legal representatives and mortgage provider are provided with any relevant supporting documentation as part of the conveyancing process.

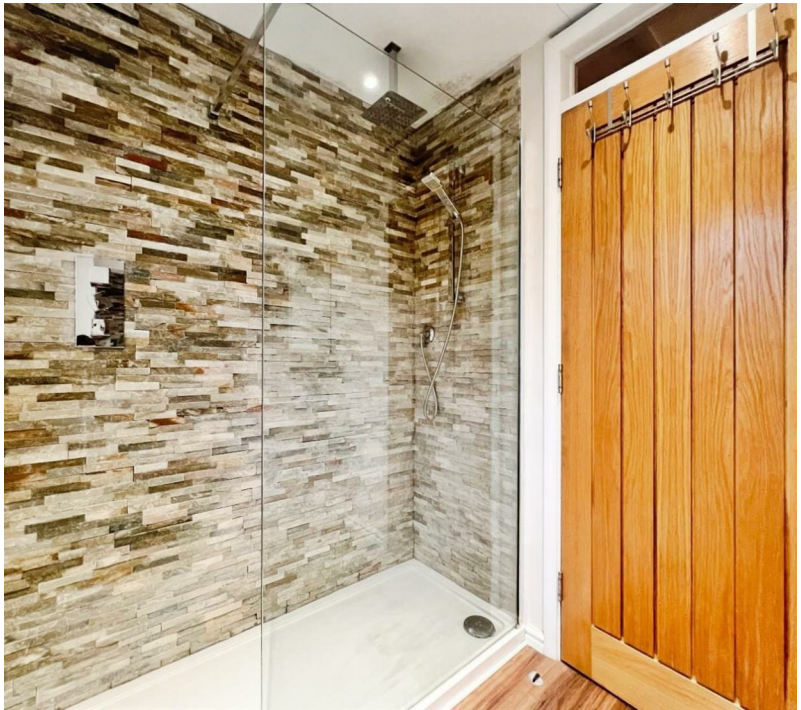
- A Well Presented, 2 Bedroom End of Terrace Home
- Fantastic walk in shower room servicing both bedrooms
- Allocated parking to rear (2 spaces)
- Modern kitchen to rear with patio doors leading into garden
- Positioned in a quiet cul-de-sac setting in Singleton Farm, Ashford
- An ideal first time purchase, or buy-to-let investment
- 2 Double bedrooms providing ample floor space
- South facing rear garden with rear gate for acccess
- EPC Rating: C (71) Council Tax Band: B
- BUYERS NOTE * Property has undergone works subsidence. (Works completed 2025)



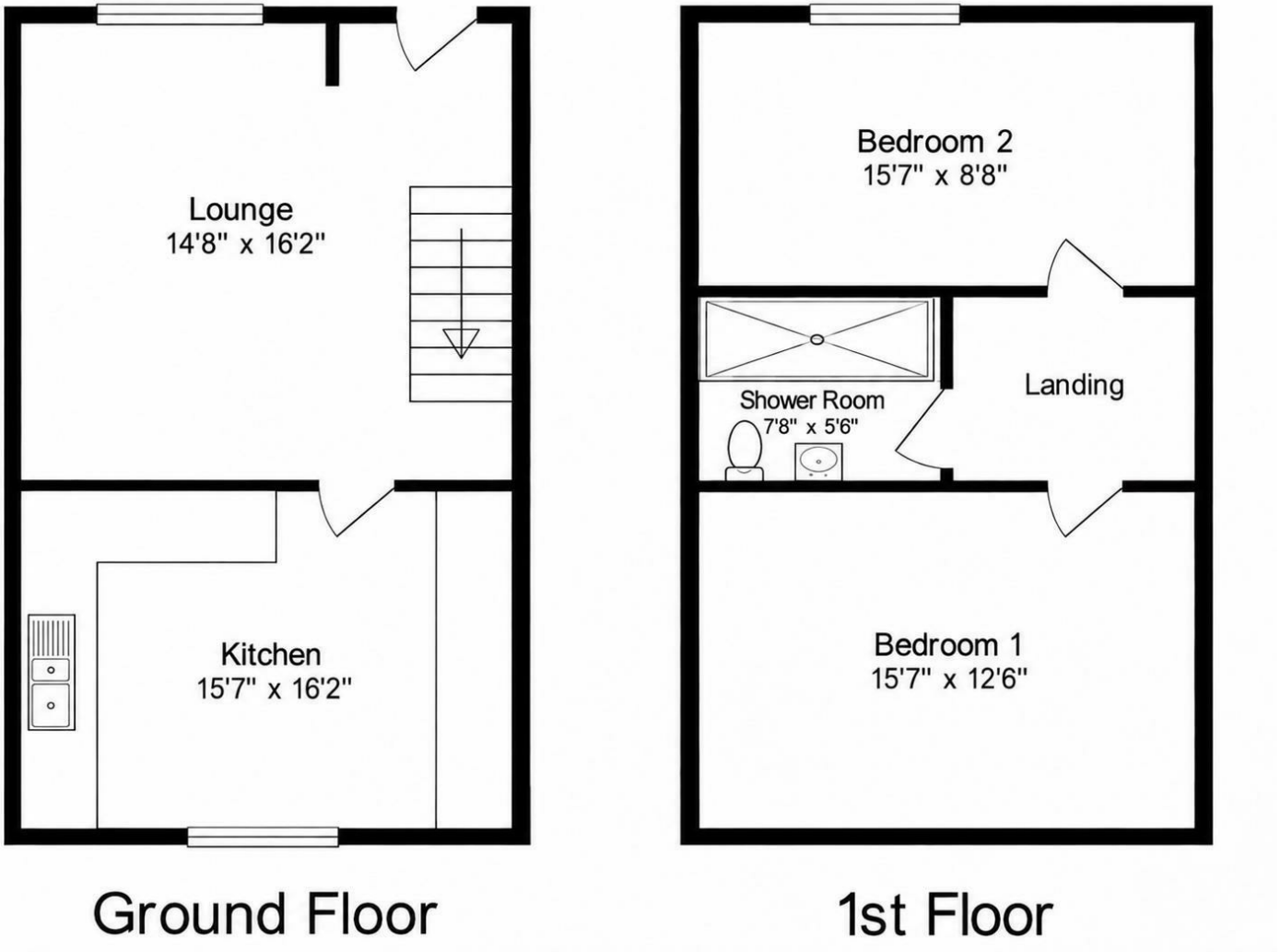

LOVE
PEACE





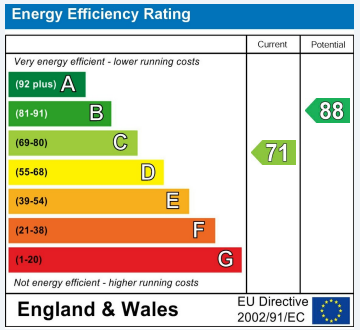






ENERGY PERFORMANCE CERTIFICATE

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.



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.

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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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