Luddenham Close, Ashford, TN23 5SD
Guide Price £230,000

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Luddenham Close, Ashford, TN23 5SD

GUIDE PRICE: £230,000 - £240,000 - Two-Bedroom Terraced Home with Driveway and Rear Garden

Hunters are delighted to welcome to the market this well-proportioned two-bedroom terraced home offering comfortable and versatile accommodation arranged over two floors, together with the highly desirable benefits of a private driveway and a rear garden.

The property is entered via a welcoming entrance hall, which provides access to the main ground-floor accommodation and staircase leading to the first floor. There is also a useful ground-floor WC, providing convenience for residents and guests.

To the front of the property is a separate kitchen, offering a practical layout with ample scope for storage and workspace, together with a front-facing window allowing plenty of natural light. The main living space is the impressive sitting/dining room, which provides an excellent area for both relaxing and entertaining. There is ample room for comfortable seating alongside a dining table, making this a versatile and sociable part of the home. The room also benefits from access to the rear garden, creating a pleasant connection between the indoor and outdoor living spaces.

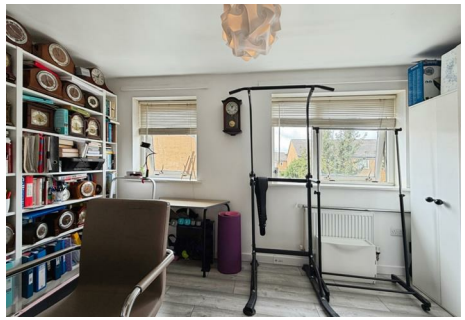
To the first floor are two well-proportioned bedrooms. The principal bedroom is a generous double room with plenty of space for bedroom furniture, while the second bedroom is also a good-sized room and would make an ideal second bedroom, guest room, child's bedroom or home office. Both rooms are serviced by the family bathroom, consisting of bath with overhead shower, wash hand basin and W/C.

Externally, the property benefits from a private driveway to the front, providing off-road parking for one vehicle and a further parking space opposite. To the rear is a private garden, with patio area and laid to lawn, offering a pleasant outdoor space for relaxing, entertaining, gardening or enjoying meals outside during the warmer months.

Overall, this is a well-presented and practical two-bedroom home, ideally suited to first-time buyers, couples, small families or investors. The combination of generous living accommodation, two good-sized bedrooms, a ground-floor WC, private driveway and rear garden makes this an appealing home with plenty to offer.

Luddenham Close is situated in a popular residential area of South Ashford offering a peaceful suburban setting with convenient access to local amenities, schools, parks and transport links. Ashford town centre is nearby, providing a wide range of shops, restaurants, leisure facilities and everyday services, while the M20 offers easy access to London, the coast and the wider Kent area.

- **Two-bedroom terraced home**
- **Good size rear garden**
- **Separate kitchen to front of the home**
- **Two well-proportioned bedrooms**
- **EPC: B (81) Council Tax Band: B**
- **Off street parking for 2 cars**
- **Spacious living/dining room with access to rear garden**
- **Downstairs W/C**
- **Ideal for first-time buyers, couples, small families or investors**



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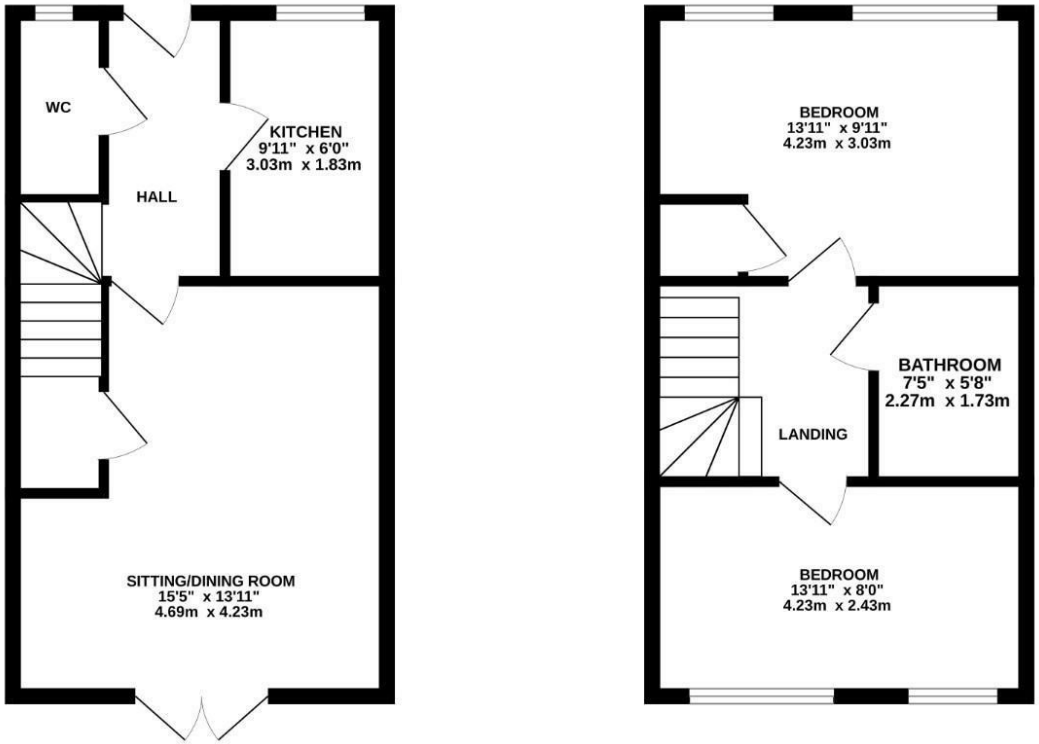

TOTAL FLOOR AREA : 703 sq.ft. (65.4 sq.m.) approx.

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

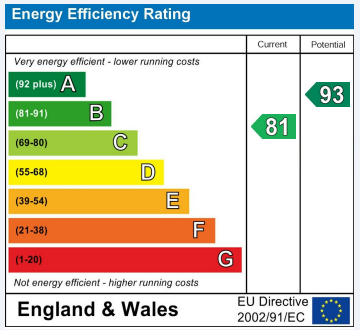
Please contact ashford@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

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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