

HOBBS · PARKER

Ashford Homes



2 James Allchin Gardens Kennington

DEDICATED TO ASHFORD PROPERTY

2 James Allchin Gardens Kennington Ashford, Kent TN24 9SD

A modern detached home offering 4 bedroom accommodation with built-in wardrobes to each bedroom and an en-suite to the master bedroom. Enhanced ground floor accommodation with garage conversion providing a useful study/ playroom and utility.

Guide Price:
Offers in excess of £325,000



Accommodation

4 Bedrooms • En-Suite Shower Room • Family Bathroom • Sitting/Dining Room • Kitchen/Breakfast Room • Study/Family Room • Downstairs Cloakroom Entrance Hall

Gardens

Approximately 35' x 35' with patio and lawn, side gate and pathway, 2 side by side parking spaces to the front.

Communications

Kennington Road to M20 Junction 10 • A28 to Canterbury and Tenterden • A251 to Faversham
• Ashford International Railway Station to London St. Pancras - Approximately 37 Minutes





Situation

Little Burton Farm is a popular, established development to the North East of Ashford town centre. Located between the Canterbury and Willesborough Road. This family friendly area is only 2 miles from Ashford town centre and International Railway Station. There are plenty of open spaces, play areas and cycle paths. One of these cycle paths leads past the Rugby Club to Ashford International Railway Station and town centre avoiding the majority of main roads. Also from Kennington you very quickly reach some highly desirable villages such as Boughton Aluph, Wye, Westwell or Challock. A good range of schooling for both primary and secondary school ages are within the area and nearby villages. This property enjoys a cul-de-sac setting with parking to the front.

2 James Allchin Gardens

An attractively presented modern home with enhanced ground floor accommodation that incorporates a sitting/dining room, good sized family room/study, useful utility room, essential downstairs WC and very popular kitchen/dining room. Each of the 4 bedrooms have built-in wardrobes with an en-suite to the master bedroom along with wooden flooring. On the ground floor there is wooden flooring from the entrance hall through to the sitting and dining areas. This is a well presented modern home.

Exterior

Side by side parking to the front for 2 cars, side gate and pathway to the rear garden measuring approximately 35' x 35' enclosed by panel fence with patio and lawn, mature planting.

Services

All mains services connected.

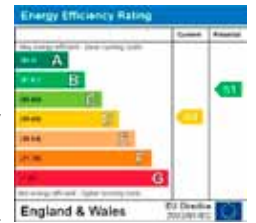
Directions

South bound on the M20 come off at Junction 10. Take the first exit Kennington Road which leads past the William Harvey Hospital on your right hand side past Givaudan on your left hand side and the Julie Rose Sports Stadium on your right. After the railway bridge there is a long straight off which there a turning on the left into George Williams Way. Turn left here into the Little Burton Farm development, along to the roundabout going straight across into Clarke Crescent. Follow Clarke Crescent taking the turning on your left into James Allchin Gardens.

Viewing

Strictly by appointment only.
(Reference AI178)

Energy Efficiency Rating



This graph shows the current energy efficiency of this property. The full version of the certificate is available upon request.

Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

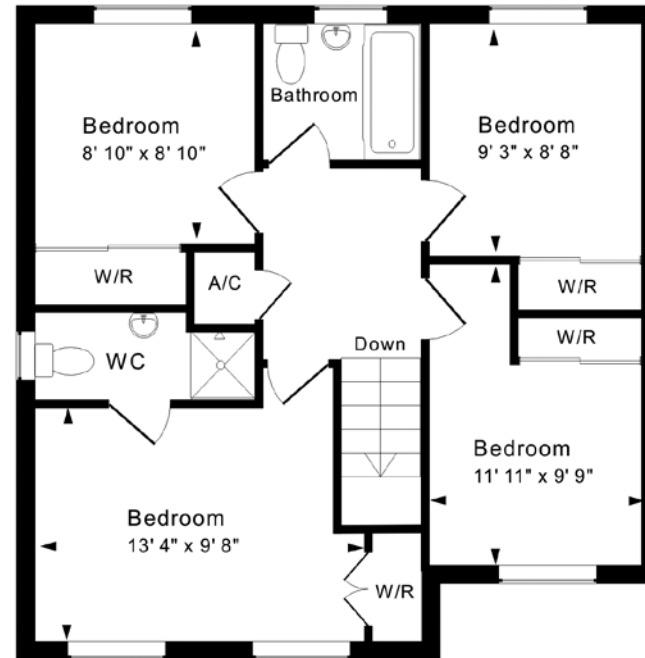
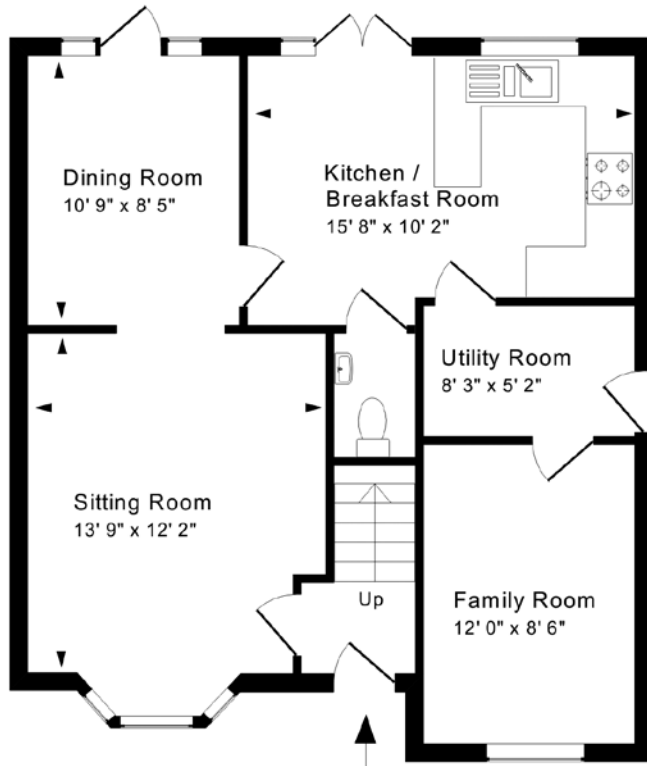
It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

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First Floor

Ground Floor

Approx. Gross Internal Floor Area: 1,246 Sq. Ft. / 116 Sq. M
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2 James Allchin Gardens
Kennington, Ashford, Kent TN24 9SD

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Kennington

Kennington is one of the most attractive areas within the thriving Market Town of Ashford and is broadly located about a mile to the north east of the town centre and the International Station.

The primary routes to Canterbury and Faversham make their way out of the town through Kennington, whilst Junction 9 of the M20

motorway is particularly accessible.

In recent years the area has been joined by a new business park with a Bannatynes Gym, Cineworld, restaurants and offices.

Elsewhere, Kennington provides a good number of local facilities including convenience stores, surgeries, 12th Century church and schools for all ages.



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Romney House
Orbital Park
Ashford TN24 0HB
01233 506222

Tenterden Office
9 The Fairings
Oaks Road
Tenterden TN30 9QX
01580 766766

Are you planning to sell your house?

Not everyone needs to sell their house in order to buy, but the reality is that the majority of us do!

Maybe you are in the early stages of looking for suitable properties, and need an accurate valuation of your home, and maybe some advice to help you with your plans – I would be pleased to help. Perhaps your house is already on the market, and you'd like a second opinion, I can help with that too.

To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. I have been valuing and selling houses within the Ashford area since the great storm of 1987. With over 25 years of experience, I can offer you all you the expertise you need.

The first few weeks of marketing your house are vitally important. Having an Agent that can put your house in front of the right buyers from the outset makes all the difference.

At Hobbs Parker, we have specialist agents within Country Houses, Ashford Homes, The Villages, Tenterden Homes and Equestrian Properties with dedicated valuers specialising in these properties.

With over 160 years of experience in Ashford and its surrounding villages, Hobbs Parker offers you all of this expertise and experience under one roof.

Whatever stage you are at, feel free to give me a call. I would be happy to help.



Bill Dane

Head of Hobbs Parker
Ashford Homes