



## 57 Chestnut Lane, Kingsnorth

Offers Over £350,000

# 57 Chestnut Lane

Kingsnorth, Ashford

Immaculate 3-bed link-detached house in sought-after Park Farm location. Modern interior, no onward chain, open plan kitchen/dining, conservatory, en suite master, integral garage, driveway, serene gardens. Ideal family home for those seeking comfort and convenience. Offers over £350,000.

Council Tax band: E

Tenure: Freehold

- Offers over £350,000
- No Onward Chain
- Three Bedroom Link Detached House
- Integral Garage and Driveway
- Well presented though out
- Updated open plan kitchen/dining room
- Conservatory
- En suite shower room
- Popular Park Farm Location
- West facing rear garden



### Entrance Hall

Composite Entrance door. Laminate flooring. Radiator to the wall. Consumer unit.

### Cloakroom

Laminate flooring. Window to the front. Inset spot lamps. Radiator to the wall. W.C and washbasin.

### Lounge

13' 4" x 13' 4" (4.07m x 4.06m)

Laminate flooring. Window to the front. Radiator to the wall. Media unit to the wall with a feature fireplace. Understairs cupboard.

### Kitchen/Dining Room

9' 1" x 16' 6" (2.78m x 5.04m)

Dining Area - Laminate flooring. Radiator to the wall. Breakfast bar. French doors to the conservatory. Kitchen Area - Laminate flooring. Inset spot lamps. Window to the rear. Work surface with a metal sink and drainer, gas hob and with an overhead extractor. Integral oven, microwave oven, fridge freezer and dishwasher. Wall and floor storage units. Door to the garage.

### Conservatory

10' 2" x 9' 8" (3.10m x 2.95m)

Brick and Upvc conservatory with laminate flooring and French doors leading to the rear garden.

### Landing

Carpet laid to floor. Window to the side. Loft access. Storage cupboard.

### Family Bathroom

5' 7" x 6' 3" (1.71m x 1.90m)

Vinyl flooring. Window to the rear. Heated towel radiator. Inset spot lamps. Overhead extractor fan. Bath with an over head rain shower and Sensori smart dial memory system. W.C and wash basin.



**Bedroom 1**

11' 0" x 8' 10" (3.35m x 2.68m)

Carpet laid to floor. Window to the front. Radiator to the wall.

**En Suite**

Vinyl flooring. Window to the side. Shower cubicle and wash basin. Extractor fan to the ceiling.

**Bedroom 2**

9' 0" x 10' 0" (2.75m x 3.05m)

Carpet laid to floor. Window to the rear. Radiator to the wall.

**Bedroom 3**

8' 0" x 7' 5" (2.43m x 2.27m)

Carpet laid to floor. Radiator to the wall. window to the front.

**Front Garden**

East facing front garden. Mainly laid to lawn with some hedge borders. Tarmac driveway for 1 car to the front.

**Rear Garden**

West facing rear garden. Mainly laid to lawn with a paved patio area, some flower borders with side access and a door to the garage.

**GARAGE**

Single Garage

Integral garage with power and lights plus some overhead storage and the gas boiler.

**DRIVEWAY**

1 Parking Space

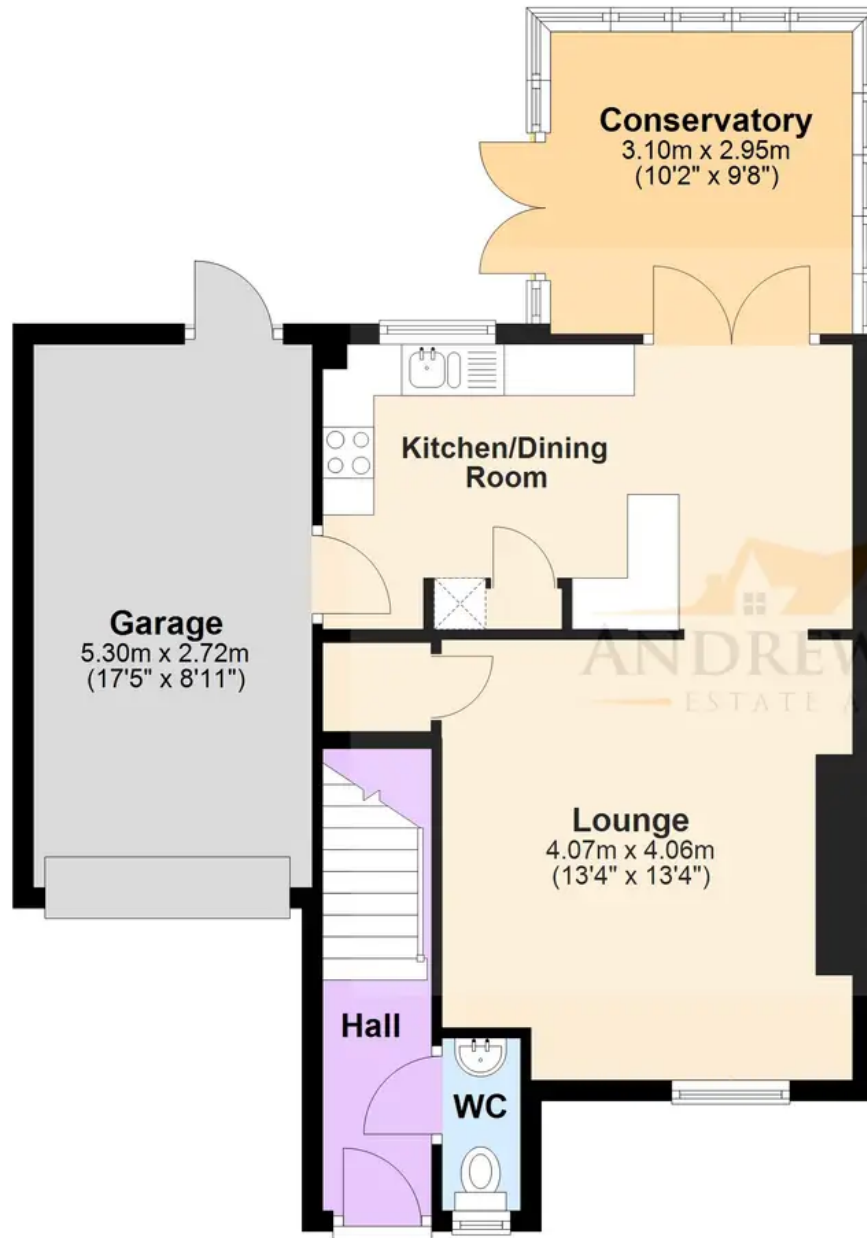
Tarmac driveway to the front.





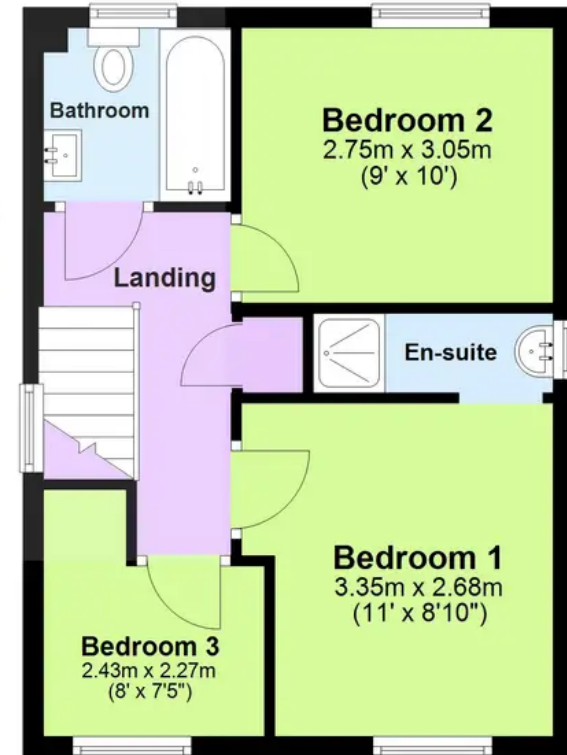
## Ground Floor

Approx. 63.1 sq. metres (678.9 sq. feet)



## First Floor

Approx. 34.8 sq. metres (374.6 sq. feet)



Total area: approx. 97.9 sq. metres (1053.4 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.  
Plan produced using PlanUp.

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 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.

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