



hobbs  
parker  
for sale

## 10 Warren Lane Off Maidstone Road Ashford, Kent TN24 8UF

Another prestigious development by Paul Browne Homes Ltd. The area is perfect for walking into town, Ashford International Railway Station and motorway access.

The property is ready and available now.

Offering 4 bedrooms, 3 en-suites, lawned front and rear gardens, paved patio, brick/block driveway, carpeted and ready to move in. 10 year NHBC certificate.

**Reduced to £495,000**



### Accommodation

- 4 Bedrooms
- 3 En-suites
- Family Bathroom
- Kitchen/Dining Room
- Sitting Room
- Downstairs Cloakroom
- Utility Room
- Entrance Hall





### Internal Specification:

- Oak Finished Solid/Glazed Interior Doors with Stainless Steel Ironmongery
- Contemporary Wood Burner Fitted to Sitting Room
- Roma Designed and Supplied Kitchen Complete with Integrated Neff Appliances
- Granite Worktop and Splashback
- Ceramic Tiled Flooring to Entrance Hall, Kitchen, Utility Room and Bathrooms
- Ideal Standard Concept Suites
- Half Tiled Bathrooms
- Stainless Steel Electrical Fittings
- Robbens Neo Underfloor Heating to the Ground Floor
- Pencil Round Skirtings and Architraves



### External Specification:

- Traditional Brick Construction
- uPVC Windows
- Bi-Folding Doors
- Block Paving to Driveway
- Lawned Rear Gardens
- Natural Stone, Patio and Footpaths



### Garage

Interior plaster walls with coving, screeded and painted floors, electrically operated garage door, glazed French doors to rear garden.



### 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.

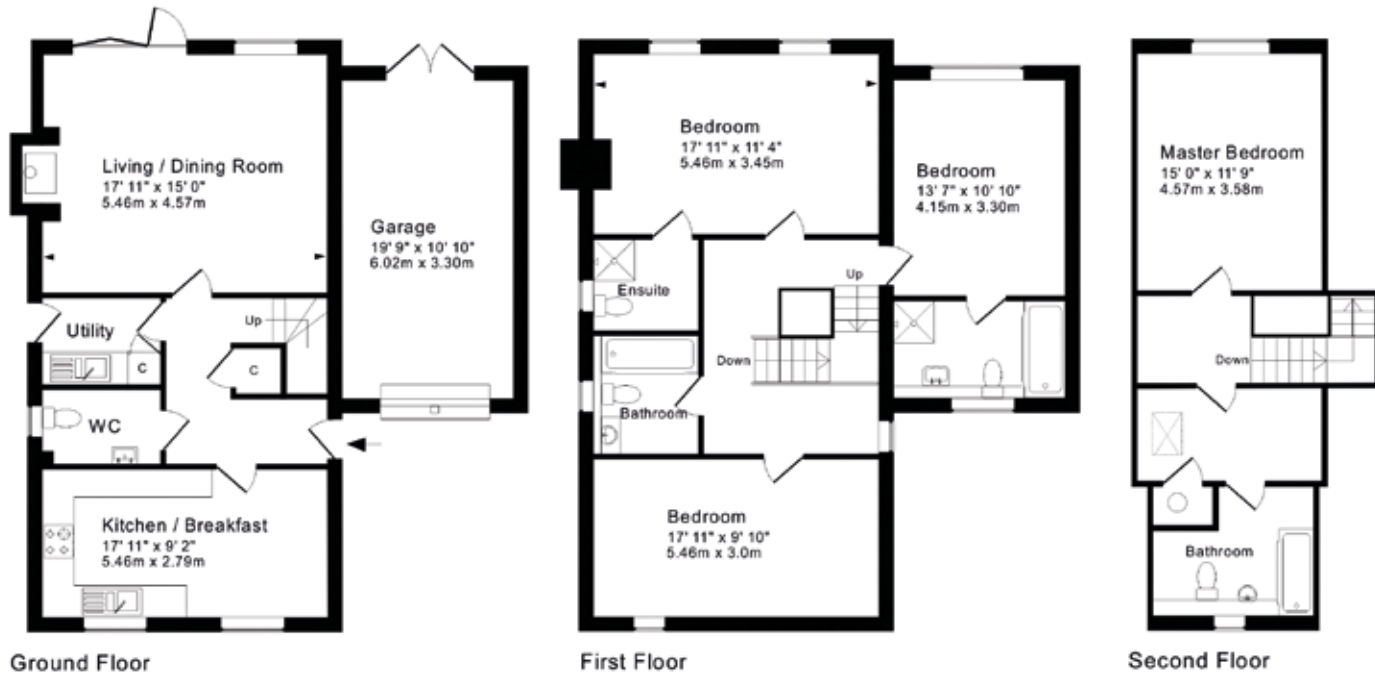
It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

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.

# Ashford Homes

DEDICATED TO ASHFORD PROPERTY



Ground Floor

First Floor

Second Floor

Approx. Gross Internal Floor Area: 1,920 Sq. Ft. / 178 Sq. M  
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## Situation

A small development of brand new 4 bed detached houses, perfectly situated for ease of access to Ashford town centre, International railway station and M20 motorway links. Although very central, this little known lane leads to The Warren, an area of ancient woodland and is accessed off the Maidstone Road. Ashford is perfectly suited for commuting and families. The Eureka Business Park with its cinema complex and family friendly restaurants is close to this small development. Ashford

International Hotel with its own health club and spa is literally a short walk away. Rolling Kentish countryside surrounds Ashford with many pleasant villages, country walks, pubs and restaurants.

## Directions

**Southbound on the M20**, come off at Junction 9, take the third exit Fougères Way, continue on this short stretch of dual carriageway past John Lewis on your right hand side to the Drovers Roundabout. At this roundabout take the second exit onto

another short stretch of dual carriageway and take the immediate slip road on the left hand side leading behind the BUPA Care Home. Continue for a short distance and the houses will be on your right hand side.

## Services

All mains services connected.

## Viewing

Strictly by appointment with the Agents  
**(Ref: A1249)**

## Ashford

Ashford is a vibrant market and commuter town with a modern infrastructure including an International Station with Eurostar trains to Europe and 37 minute High Speed trains to London St Pancras. There are two M20 motorway junctions and principal road links to surrounding towns.

Whilst there are many period houses and buildings throughout the town, it is contemporary development

that is the beating heart of Ashford with a recent town centre shopping development, the McArthur Glen retail outlet designed by Lord Rogers, a Waitrose store and John Lewis furnishing store.

Major leisure facilities include The Stour Centre and Julie Rose Stadium.

The vibrancy of the town makes Ashford a desirable place to live and work which is why in 2005 it was voted the fourth best place to live in the United Kingdom.



**HOBBS • PARKER**  
Ashford Homes



## Ashford Office

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