



**MARTINS  
ESTATES**

SALES AND LETTINGS



**34 Acorn Close  
Ashford, Kent TN23 3HR**

**Offers In The Region Of £310,000**



### 34 Acorn Close, Ashford, Kent TN23 3HR

A well presented three bedroom semi detached house on the popular Park Farm estate with off road parking and integral garage and three double bedrooms. The property has front and rear gardens and benefits from an open aspect to the rear and is not overlooked. The accommodation comprises entrance hallway with doors to the downstairs WC, to the Kitchen as well as the lounge dining room which opens up into the conservatory and onto the rear garden which is principally laid to lawn. On the first floor there are three double bedrooms and a family bathroom. The master bedroom benefits from an en suite shower room. The property has gas central heating and double glazed windows and viewing is highly recommended.

#### Hall

Door to:

#### Kitchen

7'4" x 9'8" (2.24m x 2.94m)

Window to front.

#### WC

#### Lounge/Dining Room

17'9" x 12'8" (5.42m x 3.87m)

Stairs, sliding door, door to:

#### Conservatory

Two windows to side, two windows to front, double door, door to:

#### Garage

Up and over door.

#### Landing

Door to:

#### Bedroom 1

10'7" x 13'1" (3.22m x 3.98m)

Window to front, double door to wardrobe.Room, door to:

#### En-suite

Window to front.

#### Bedroom 2

11'3" x 9'8" (3.44m x 2.94m)

Window to front, door to:

#### Bedroom 3

10'3" x 7'1" (3.12m x 2.16m)

Window to rear, door to:

#### Bathroom

Window to rear, door to:





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	





