



## **Badgers Den, Singleton, Ashford, Kent, TN23 5LE**

**Guide Price £300,000**

Guide price £300,000 - £320,000 Located on the popular HIGHLAND PARK development of Singleton which is close to both Great Chart and John Wesley schools, An attractive property. A pretty and appealing modern home.

An attractive street scene, tree lined and with cobbled effect paving, has been created within the highland Park development.

The accommodation has been beautifully presented by our owner and comprises of entrance hall, cloakroom, kitchen, utility room and L shaped lounge/dining room with clearly defined areas. Three bedrooms with the master bedroom having built in wardrobes and EN SUITE.

The rear garden has a raised decked seating area with steps leading to the lawn. There is a useful door to the GARAGE and a gate to the side. To the side of the property is a driveway OFF ROAD PARKING.

### Entrance Hall

### Cloakroom

### Kitchen

9'11 x 8'5 (3.02m x 2.57m)

### Utility Room

6'2 x 4'10 (1.88m x 1.47m)

### Lounge

18'2 x 16'2 at max (5.54m x 4.93m at max)

### Landing

### Master Bedroom

10'2 x 9'9 (3.10m x 2.97m)

### En Suite

### Bedroom

9'11 x 9'3 (3.02m x 2.82m)

### Bedroom

6'10 x 6'8 (2.08m x 2.03m)

### Family Bathroom

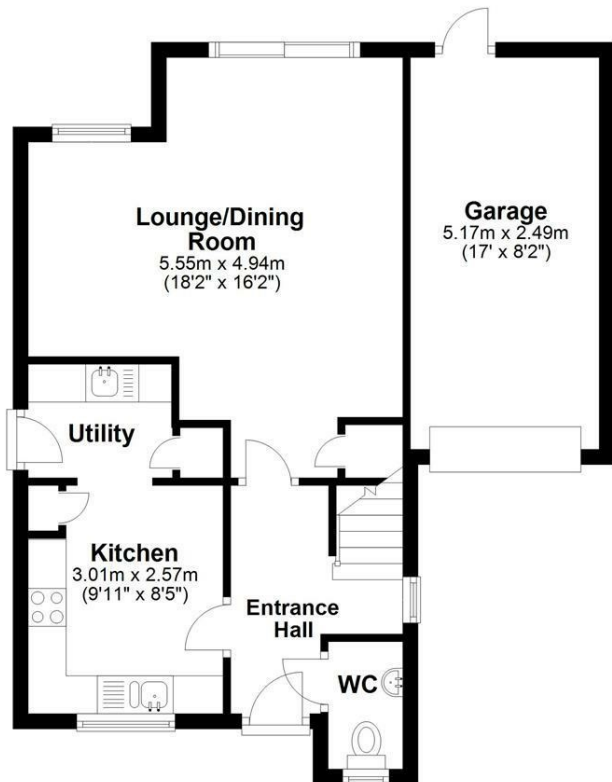
### Rear Garden

### Garage

17 x 8'2 (5.18m x 2.49m)

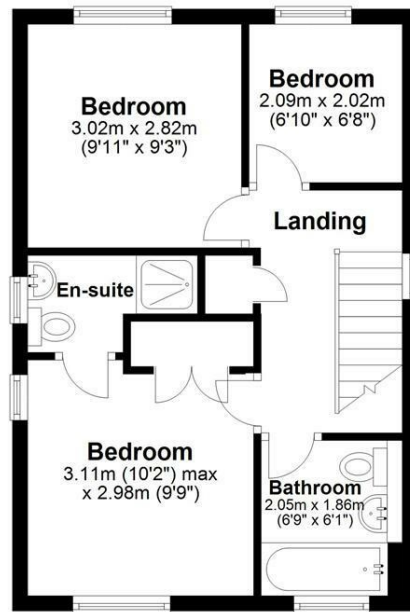
## Ground Floor

Approx. 54.8 sq. metres (590.2 sq. feet)



## First Floor

Approx. 37.4 sq. metres (402.1 sq. feet)



Total area: approx. 92.2 sq. metres (992.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
 Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) <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		
(10-47) <b>A</b>		
(48-64) <b>B</b>		
(65-81) <b>C</b>		
(82-102) <b>D</b>		
(103-120) <b>E</b>		
(121-140) <b>F</b>		
(141-160) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.