





If you're looking for an older style property but with a more modern contemporary finish then this could be the ideal first step onto the property ladder. There is something for everyone with this fantastic family home, the current owners have extended the kitchen space to create a wonderful open plan kitchen diner with a working log burner making this a terrific sociable space. The living room has an open fireplace and large bay window which illuminates the room beautifully and the ground floor bathroom also offers a very modern but classic style of finish. The first floor offers three good size bedrooms and access to the loft area.

Outside and the property again does not disappoint with a near 100ft garden that offers a decked seating area as well as a large lawned area for the kids to play on.

The location is fantastic for those that don't necessarily like to drive everywhere for shopping or to commute as you're within walking distance of the town centre, local supermarkets and shops, takeaways, the train station offering fast links into the city (in 37 mins) and local schooling.

Victoria park is also close by which is popular with dog walkers and the McArthur Glen designer outlet shopping centre is a short walk away from you new home too



**A superb extended 3 bedroom family home set within easy reach of the town centre, train station and local schooling. An ideal first time buy or buy to let investment making this a must see home.**

offering shopping, coffee shops and restaurants. With all of this in mind it is easy to see why we feel this could be the perfect fit for someone looking to buy for the first time and not wanting to compromise on living space or location, so early viewing is advised.

PLEASE NOTE: For those buyers concerned about viewing during the current Covid 19 Pandemic we have supplied a video tour of the property to allow you to safely view before deciding whether or not you wish to view the property in person. The link can be found on the property listing under video tour on Rightmove and Zoopla. Or alternatively please get in touch with us and we will gladly send you the link.

**Tenure:** Freehold

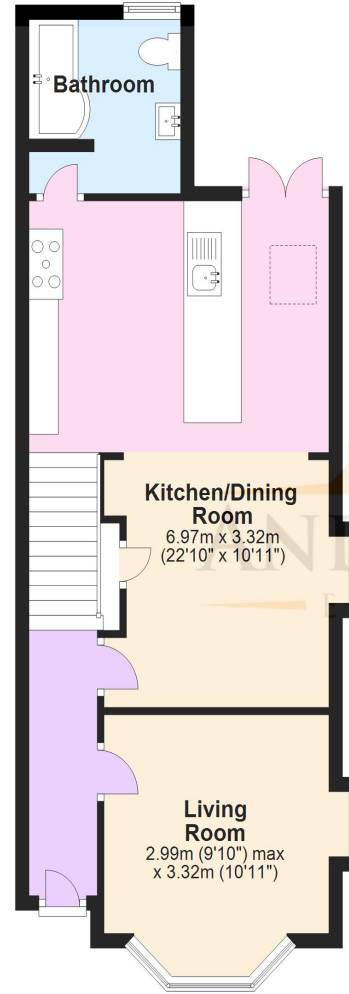
**Local Authority:** Ashford Borough Council





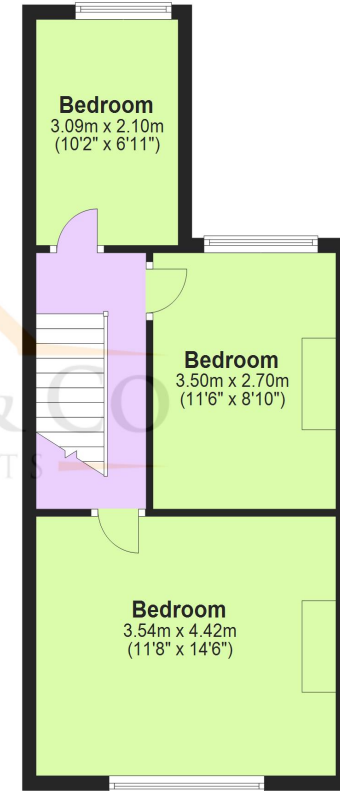
## Ground Floor

Approx. 49.6 sq. metres (533.8 sq. feet)



## First Floor

Approx. 38.3 sq. metres (412.4 sq. feet)



Total area: approx. 87.9 sq. metres (946.2 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. Copyright WarnerGray.  
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