

**Emperor Way, Kingsnorth, TN23 3QY**

**Asking Price £290,000**



**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE





Nestled in the charming area of Kingsnorth, this delightful two-bedroom end-terrace house on Emperor Way offers a perfect blend of comfort and modern living, with two parking spaces at the front of the home, that belong to the property.

Upon entering, you are greeted by the entrance hall, providing space for shoes and coats and allowing access into the all important downstairs W/C. The hall leads to a spacious reception room, ideal for relaxing or entertaining guests. The room is filled with natural light, creating a warm and welcoming atmosphere. The layout flows seamlessly into the kitchen/diner, which is well-equipped and functional, making it a joy for any home cook. There is an array of wall and base units and ample worktop space for food preparation. The open plan kitchen/diner is a perfect space to entertain guests and has french doors that lead out to the rear garden. You will also find a storage cupboard, which goes under the stairs.

The house features two generously sized bedrooms, providing ample space for rest and relaxation. Each room is designed to maximise comfort, making it perfect for small families, couples, or individuals seeking a peaceful retreat. Both bedrooms have fitted wardrobe space, meaning less free standing furniture will be required. The bathroom is conveniently located and services both bedrooms, containing W/C, wash hand basin and bath with overhead shower.



The exterior of the property is equally appealing, with a well-maintained garden that offers a lovely outdoor space for enjoying the fresh air. The end-terrace position provides additional privacy and a sense of space, making it a desirable choice for those looking for a tranquil home environment. The patio area creates a great space for a seated area, with a storage shed to the rear. There is also side access, which has been created into a handy storage area.

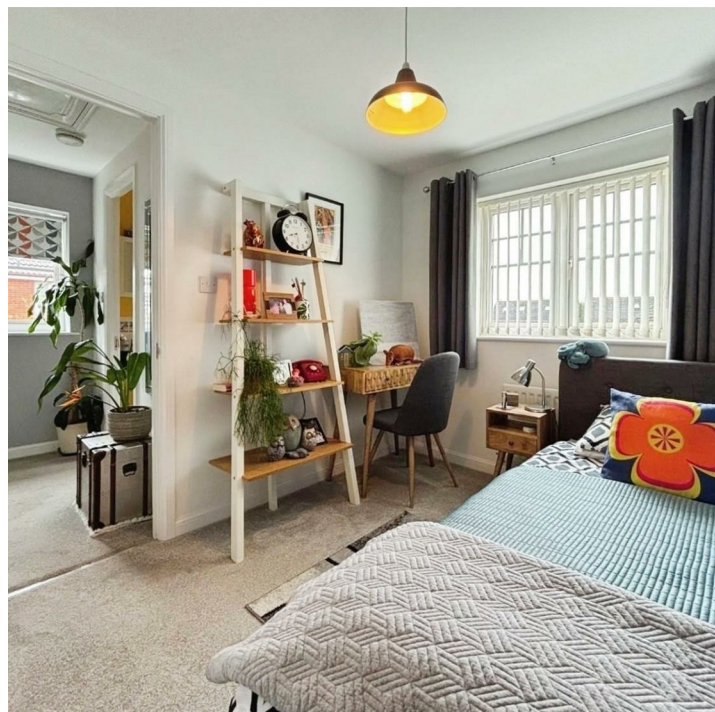
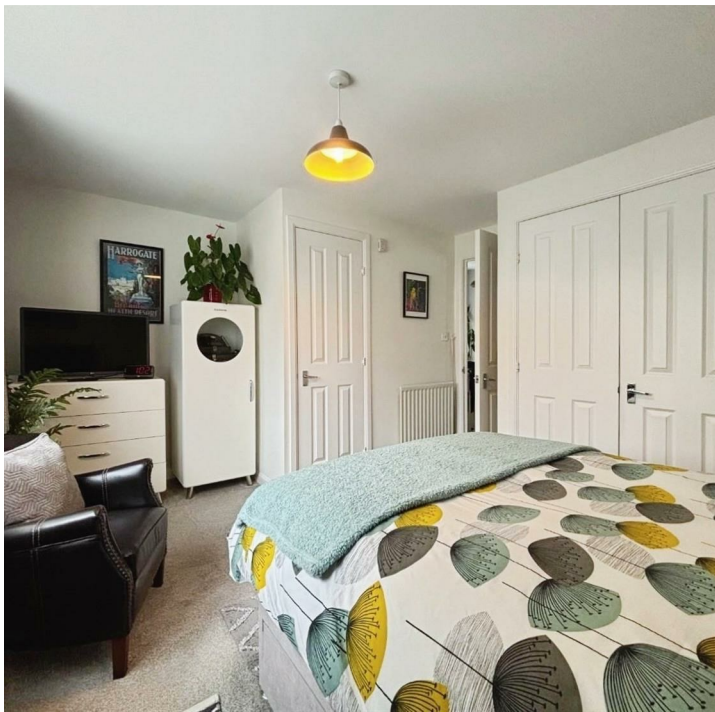
This home can be found within the popular Knights Park area of Ashford, an area which offers an array of unspoilt rural walks, a local supermarket, a number of well regarded primary schools, nurseries, an indoor children's centre and local amenities including hairdressers. It has proved to be a extremely popular place to live, proven by the many families that have purchased in the area over the many years. Kingsnorth is approx. 2 miles away from Ashford International Train Station, offering High speed travel directly into London at 38 minutes! The Ashford Town Centre and newly developed Junction 10 and 10a of the M20 are both nearby curtesy of a small car journey. We are sure that this property wont hang around, so encourage you to call quickly to arrange your viewing and avoid disappointment!



- A Well presented, 2 bedroom, end of terrace home
- A cared for rear garden mainly laid to lawn & side access
- Kitchen/diner to rear of the home
- Ground floor cloakroom & family bathroom upstairs
- 2 double bedrooms, with principal offering in-built wardrobes
- Parking provided to the front of the home
- Located at the end of a no-through road
- Well appointed lounge with picture window to front
- Well regarded Knights Park location
- EPC Rating: C (73) - Council Tax Band: C

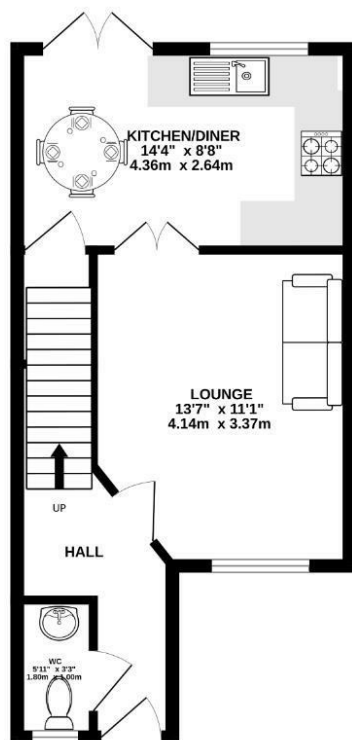




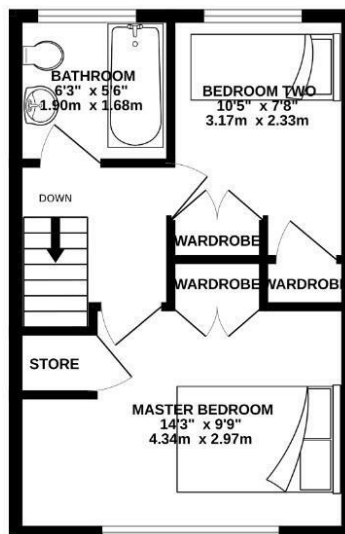




GROUND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR  
319 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (63.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Viewings

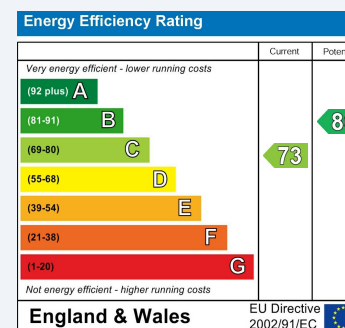
Please contact [ashford@hunters.com](mailto:ashford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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 the 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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.