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Sir Bernard Paget Avenue, Repton Park - £475,000 Guide price

Enjoying an idyllic position adjacent to the leafy open green space at the foot of the sought-after Repton Park development, is this well presented & spacious, three/four bedroom detached family home combining versatile living accommodation with a high standard of presentation throughout.

From the moment you arrive, the home's striking façade and glass-fronted balcony immediately capture attention, offering a glimpse of the exceptional outlook and quality found within. Occupying a peaceful position on the edge of the development, the property enjoys uninterrupted views across open green space, creating a wonderful sense of privacy and tranquillity.

A driveway provides off-road parking for two vehicles, before leading into a bright and welcoming entrance hall, offering ample space to remove coats and shoes after a busy day. The ground floor accommodation includes a generously proportioned integral garage, featuring an L-shaped layout that offers excellent versatility, offering potential for conversion, subject to the necessary consent. Alternatively, it serves perfectly as a home gym, office, storage area, or secure parking. A practical utility room, with understairs storage completes the ground floor.

The first floor is home to the home's impressive main reception room, flooded with natural light via french doors that lead onto the south-facing, glass-fronted balcony. The living room provides a relaxing environment for the family to unwind while enjoying the picturesque outlook.

To the rear of the home, you'll find a spacious open-plan kitchen and dining room, with space for white goods, finished with an array of base & wall hung cabinetry - offering both style and practicality. Patio doors open into the rear garden, creating a seamless connection between indoor and outdoor living. Whether hosting summer gatherings or enjoying family meals, the outdoor seating area provides the perfect setting. Back inside, a conveniently located WC completes this floor.

On the second floor, the accommodation continues to impress, with three well-proportioned bedrooms and a separate study/4th bedroom. The principal bedroom is located at the front of the home and enjoys a Juliet balcony that perfectly frames the attractive green outlook., the bedroom is finished with it's own en-suite shower room. Bedrooms two and three are positioned to the rear, both offering pleasant views over the garden. The study/4th bedroom provides flexibility, either as a home office but could equally serve as a nursery or occasional fourth bedroom. A family bathroom, fitted with a bath and shower over, wash hand basin and WC, serves the remaining bedrooms. The property also benefits from a spacious loft, providing valuable additional storage.

Outside, the rear garden has been thoughtfully landscaped to create a family friendly outdoor space. A generous patio offers an ideal spot for entertaining, dining al fresco, or simply enjoying the sunshine, while a lawned area, provides a touch of greenery for keen gardeners. Enclosed by a combination of brick walling and fencing, the garden enjoys a secure and private feel, with the added convenience of side access.

Repton Park remains one of Ashford's most desirable residential developments, with Sir Bernard Paget Avenue offering something a little different, offering plentiful unspoilt green-open space. Situated approximately two miles north-west of the town centre and offering easy access to Junction 9 of the M20. The area is well served by public transport links to Ashford Town Centre and Ashford International Station, providing high-speed services to London St Pancras. Within walking distance are the highly regarded Repton Manor and Godinton Primary Schools, alongside local amenities including Waitrose, Co-op, CafeNo61 & The New Chimneys Pub and Restaurant. The property also falls within the catchment area for several popular local schools, making it an excellent choice for growing families.

KEY FEATURES

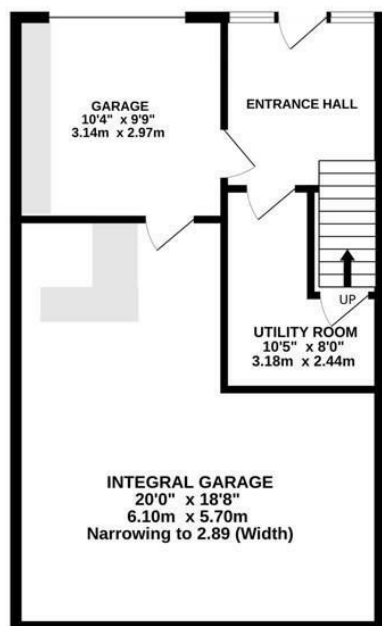
- Detached three/four bedroom family home arranged over three spacious floors
- Enjoying an enviable position overlooking open green space with uninterrupted views
 - Bright dual-aspect living room with glass-fronted balcony and attractive outlook
- Spacious open-plan kitchen/dining room with space for appliances and direct garden access
 - Principal bedroom featuring a Juliet balcony and en-suite shower room
 - Versatile integral garage offering potential for conversion (subject to necessary consents)
- Low-maintenance rear garden with generous paved entertaining area and side access
- Sought-after Repton Park location within walking distance of Waitrose, local amenities and highly regarded schools
 - EPC Rating: B (81) - Council Tax Band: E - All mains services connected



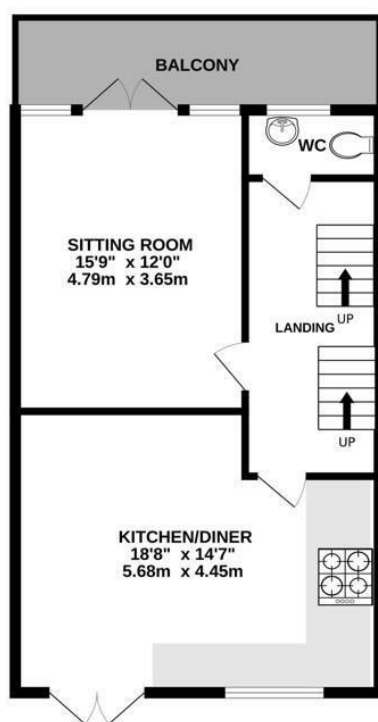




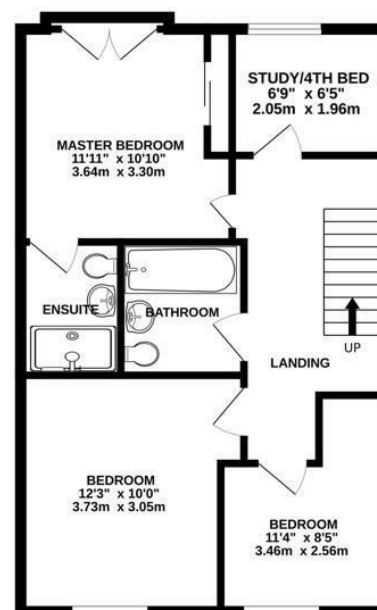
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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