

HUNTERS®

HERE TO GET *you* THERE



Holdenhurst. Ashford. Kent
Asking price : Offers In The Region Of £280,000

A no onward chain, well presented two-bedroom semi detached home.



We have always found Washford Farm to be a desirable location for young first time buyers or investors, as the property had been previously let at £1,300pcm! The home is located only a short walk to a number of local shops, schools and parks near-by.



Park up on the drive, where you will find space for two cars as well as access to that lovely large garden to rear. There's a handy entrance porch which leads into a generous lounge with picture window, & a well thought out kitchen which has plenty of work surface and storage within the wall and base units, as well as space for the appliances you need. There is also a useful understairs storage cupboard too. The stairs rise from the hall, upstairs you will find two good size double bedrooms and a large family bathroom that comprises of a shower over bath, wash hand basin and w/c. Both bedrooms are equally well sized, with bedroom 2 overlooking the rear garden and the master bedroom offering plenty of floor space for the largest of beds.



Outside, there is a private, delightful rear garden, mainly laid to lawn, with a raised decked area, and a large timber storage shed, plus a further space to the side of the home, where more parking could be available if required.

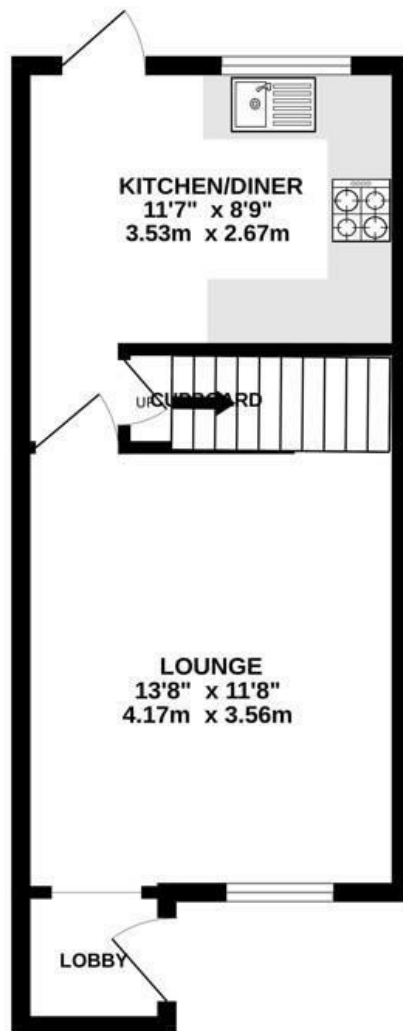
Holdenhurst is located off Washford Farm Road and forms part of a popular residential area on the southern side of Ashford. Being close to the outskirts of the town, you are a short drive to popular villages whilst being close to convenience stores and major supermarkets. There are several popular schools nearby.



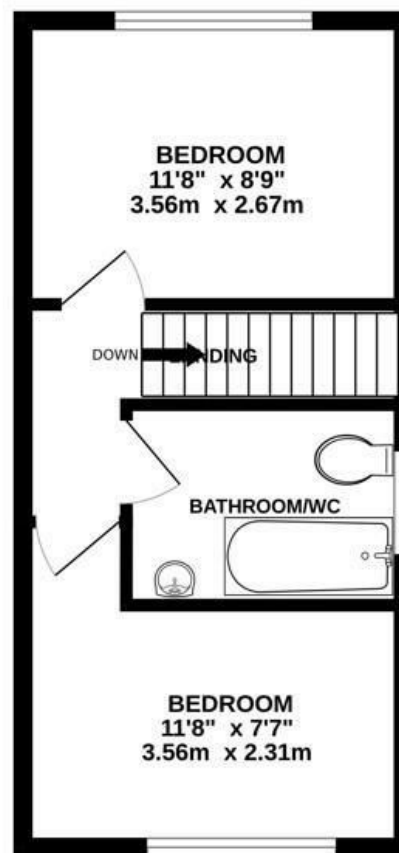
- Two bedroom semi detached house - Ideal for first time buyers or investors
- Kitchen to rear with plenty of wall & base units + understairs storage
- Family bathroom services both bedrooms, with shower over bath, wash hand basin & W/C
- EPC Rating: C (75) - Council Tax Band: B
- Brought to the market with no onward chain complications
- 2 Generous double bedrooms, 2nd bedroom overlooking garden
- Outside is a lovely rear garden, with raised deck, side access & timber shed
- A generous light flooded lounge with picture window overlooking front garden
- Spacious principal bedroom, with plenty of room for free-standing furniture
- Parking provided by driveway parking to side of home



GROUND FLOOR
325 sq.ft. (30.2 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



Viewings

Please contact ashford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

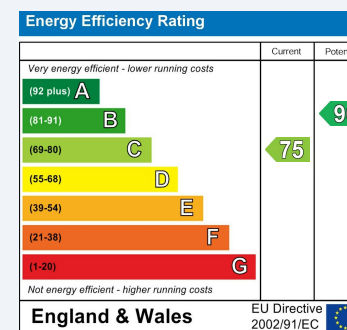
For a valuation of your property, please email the team with your property details, contact information and the times you are available.

TOTAL FLOOR AREA: 633 sq.ft. (58.8 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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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.