

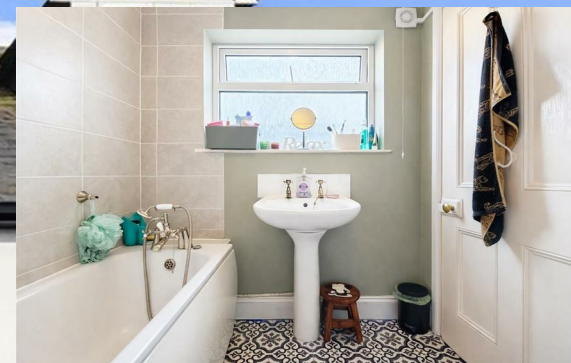


Queen Street, Ashford, TN23 1RF

- Three-bedroom terraced period home
- On street permit parking available
- Modern kitchen/dining area
- Family bathroom on ground floor
- Conservation area

- Close to Ashford International Train Station and Town Centre
- Three spacious bedrooms
- Cosy living area and additional reception room
- Great investment opportunity or family home
- EPC: D (60) Council Tax Band: C

Offers In The Region Of £350,000



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Nestled in the heart of Ashford on the ever-popular Queen Street, this attractive mid-terrace period home, dating back to 1863, offers a superb blend of character, space and versatility arranged across four floors. The property provides well-balanced and flexible accommodation ideally suited to families, professionals, or those seeking work-from-home space. Ashford International Station is just a five-minute walk away, making it perfectly positioned for commuters.

The lower ground floor comprises two generous reception rooms, both offering excellent proportions and versatility. The principal sitting room provides a comfortable and inviting setting for everyday living, with ample space for multiple seating arrangements. Adjacent to this is a second reception room, equally well-sized, which could serve as a formal lounge, family room, playroom or dedicated home office. The layout on this level allows for clear separation of living spaces, making it ideal for both entertaining and quieter retreat, as well as multi-generational living.

The ground floor forms the heart of the home, featuring a well-positioned dining room that comfortably accommodates a large table and additional furniture, creating an ideal environment for hosting guests or enjoying family meals. To the rear, the kitchen has been renovated by the current owners and is thoughtfully arranged to maximise storage and preparation space, with a practical layout that supports modern day-to-day living. The flow between the dining room, kitchen and hallway ensures ease of movement throughout the home. A contemporary bathroom is also located on this level, conveniently positioned and finished to provide comfort and practicality.

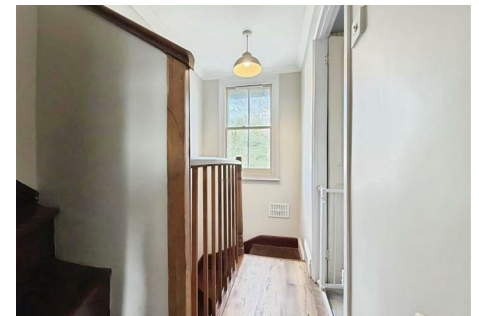
The first floor offers two well-proportioned bedrooms accessed from a central landing. The larger of the two provides generous space for a substantial bed and freestanding furniture, while the second bedroom is also a comfortable double, perfectly suited to guests, children, or use as a study.

Rising to the top floor, a further spacious bedroom occupies the entire level. This impressive room offers a sense of privacy and separation from the rest of the house, making it an ideal principal bedroom, guest suite, or peaceful retreat.

Externally, the property benefits from a modest yet well-maintained rear garden laid to lawn, providing a pleasant outdoor space for relaxing, light gardening or enjoying time outdoors during warmer months.

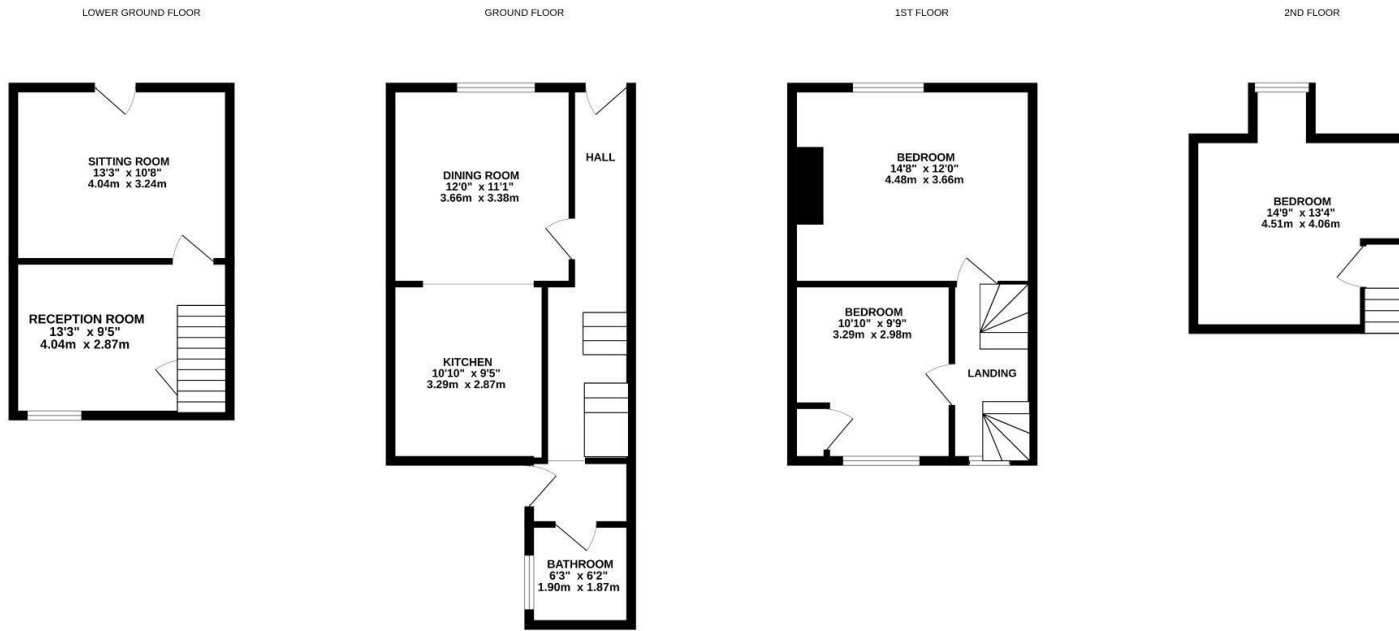
Although the property does not offer dedicated off-road parking, on-street parking is available nearby, with permits obtainable for residents and visitors alike, adding convenience in this central location.

With its substantial accommodation, period charm and highly convenient setting close to the town centre and station, this delightful Queen Street home presents an excellent opportunity for those seeking character, space and connectivity in the heart of Ashford. Queen Street is located within a conservation area inside Ashford's ring road, placing it right in the heart of the town centre and within easy reach of shops, bars, restaurants and entertainment. Ashford International Station is just a 5–10 minute walk away, with a bus stop only a few hundred metres from the property. Positioned just off Church Road near the Ashford Gateway and Bowls Club, the street enjoys a relatively quiet setting away from most passing traffic. The Stour Centre leisure complex is also a short walk away, offering a wide range of leisure facilities.



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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

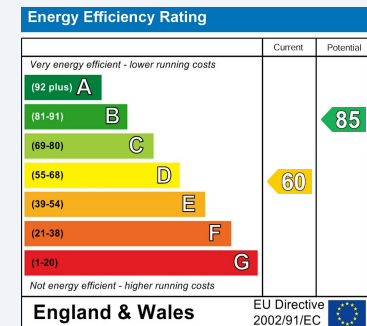
Please contact ashford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

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