

**HUNTERS®**

HERE TO GET *you* THERE



**Tufton Road. Ashford. Kent**  
Offers in region of: Guide Price £260,000



***A NO ONWARD CHAIN three-bedroom end of terrace home, situated close to the Town Centre and Ashford International Station.***



If you are looking for a home to call your own quickly, but still add your stamp, then look no further! Through the front door of the home; the ground floor comprises of an impressive open plan lounge/dining with window to the front that floods the room with light. You'll note the tall ceiling making this a light, bright and adaptable space. The dining room section is of good proportion and overlooks the garden, a perfect place for hosting and entertaining. From the dining space, you enter into the homes kitchen, that has been renewed offering work surface space, wall & base units and rear door opening out into the rear garden. Beyond the kitchen, is the homes modern bathroom, often found here in this style home – which offers wash hand basin, w/c, heated towel rail and shower over bath.



Climb the stairs that rise from the entrance hall, you will discover 2 generously portioned bedrooms, two doubles and one single room. The master of the home is located on the 2nd floor, which has previously been converted, this room enjoys velux windows and space for a double bed.

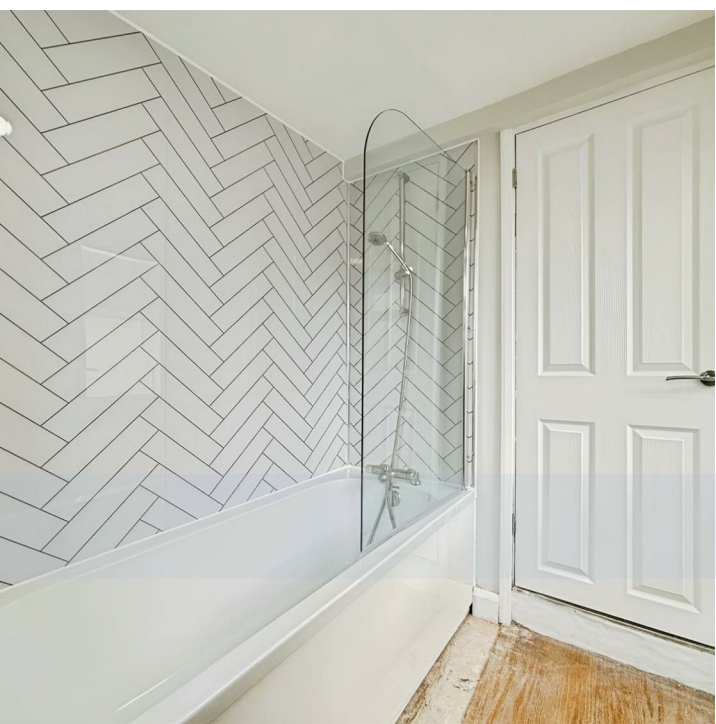
Externally, the garden is very low maintenance and offers a shed at the back for that all important outside storage space. Right of way access through the garden is given to neighbouring properties. Please ask agent for additional information, regarding the right of way access.



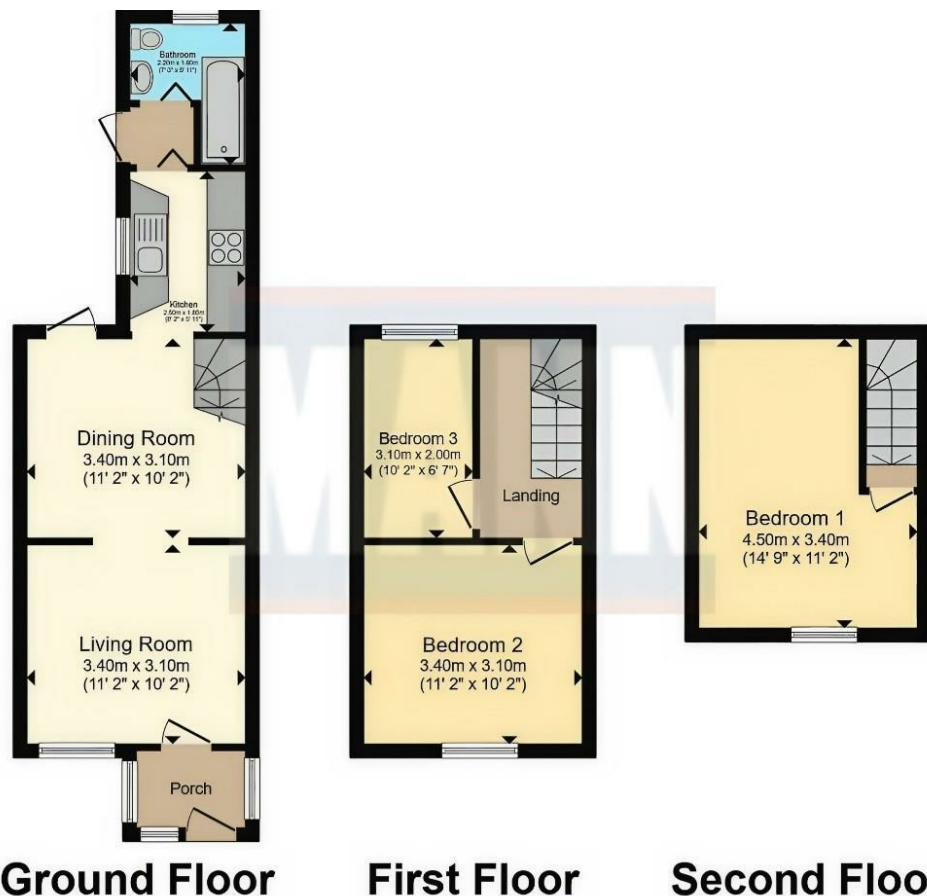
Tufton Road is a popular residential road with unrestricted parking. There are plenty of nearby local shops, restaurants, takeaways, beauticians, doctors' and dentist surgeries, churches, halls, schools and nurseries. You'll find Ashford's latest renovation, part of the £5M+ Victoria Park and Watercress Fields Project to improve and modernise Ashford's biggest modern urban park. Development includes a new cafe, sensory garden, community building, fountain piazza, wetland area, tennis and basketball courts and new eco-friendly children's playground. Just over 3 miles away is junction 10 of the M20 and the William Harvey Hospital where they have an Accident and Emergency department, various clinics and a labour ward. Ashford International Train Station is just 0.3 miles away and proudly operates the High Speed Rail link which can take you to Ebbsfleet International, Stratford International and London St Pancras in just 38 minutes. Eurostar also runs from Ashford International so the continent is closer than you think with regular trains to Paris, Lille, Brussels, Calais and not forgetting the popular Disneyland Paris. With a blend of character and modern, Ashford is popular with professionals and families because of its commuter links, location and well regarded schools all within arms reach.











## 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.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |

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.

Total floor area 69.2 m<sup>2</sup> (745 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### 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.



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