

Essella Park, Ashford, Kent
Asking Price £365,000



"A Well presented, 3 bedroom-semi detached home, with garage & parking to rear, close to town!"



Nestled on the desirable Essella Road in Ashford, this well-presented three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Its enviable location places you within easy reach of the town centre, the M20 motorway, and the high-speed train station, making it an ideal choice for commuters. Families will appreciate the proximity to a grammar school and a local secondary school, ensuring quality education options for children.

As you step inside, you are welcomed by a neat entrance hall, providing a practical space to remove your shoes and hang up your coat. The ground floor features a convenient downstairs W/C, enhancing the functionality of family life. The generous open-plan family lounge and dining area is a highlight of the home, boasting a charming picture window that fills the space with natural light, while patio doors lead you out to the garden, creating a seamless indoor-outdoor flow. The dining section is conveniently located next to the kitchen, which is equipped with a variety of wall and base units, ample space for free-standing appliances, and a rear door that opens directly into the garden.



Venturing upstairs, you will find three well-proportioned bedrooms. The master bedroom is particularly spacious, providing a comfortable retreat, while a further good-sized double bedroom ensures ample accommodation for family or guests.

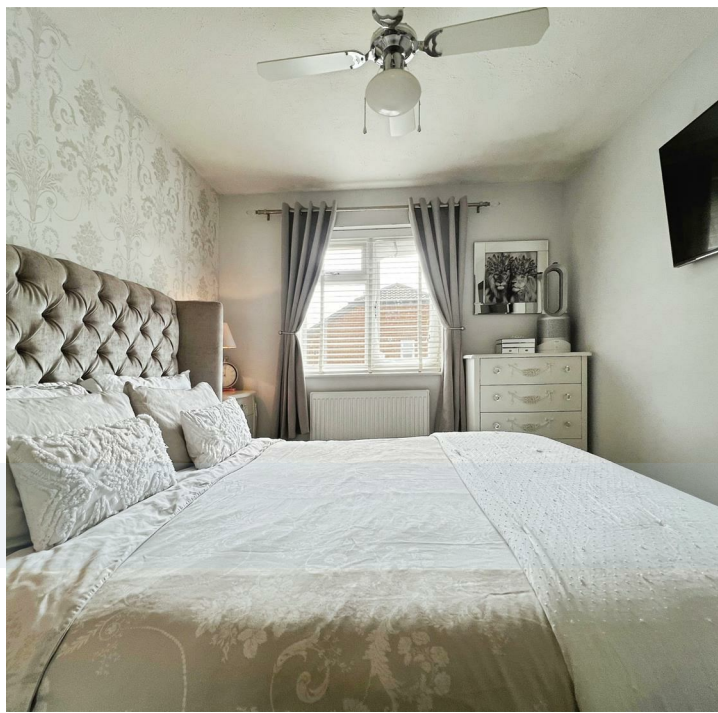
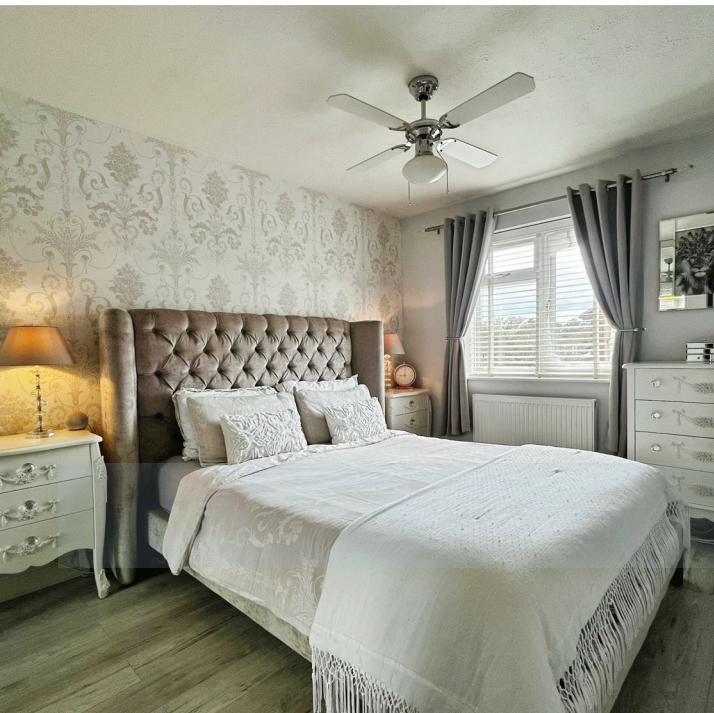
Outside, the property features a generously sized garden, predominantly paved with a lawned area, perfect for outdoor activities or relaxation. The garden benefits from side access, making it easy to store a garden shed or bins. Additionally, a back gate leads to the driveway and single garage, offering essential storage space for a growing family.

This delightful home is a wonderful opportunity for those seeking a blend of modern living and convenient access to local amenities.

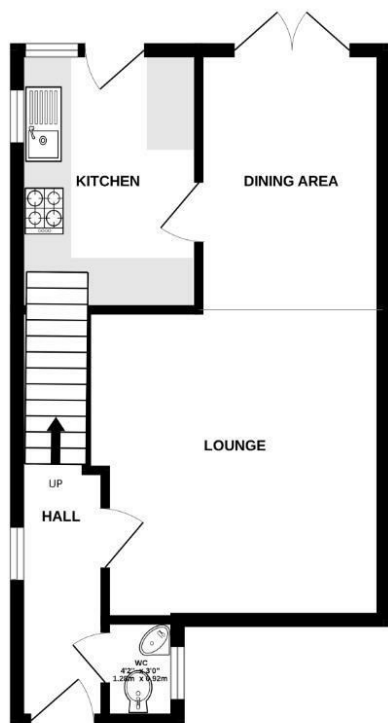


- A well presented, 3 bedroom-semi detached family home
- Generous open-plan lounge/diner with patio doors to rear
- Kitchen to rear with wall & base units & further access door to garden
- 'Wow-factor' family shower room servicing all bedrooms
- EPC Rating: Certificate awaited. - Council Tax Band: D
- Offering drive to rear & single garage providing parking & storage
- Ground floor W/C providing practicality for growing family
- 2 Generous double bedrooms & smaller single/study - Ideal for home-workers
- Generous rear garden with garage & side access
- Located in a envious 'Close to town' area!

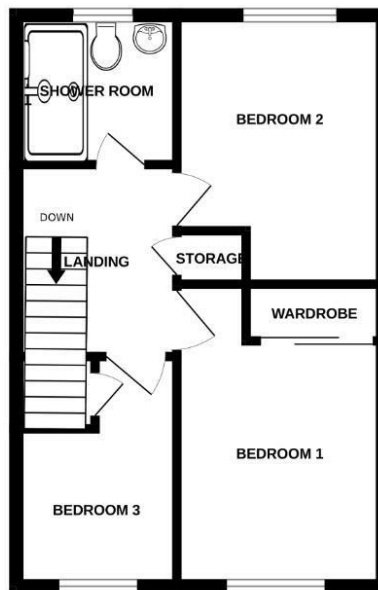




GROUND FLOOR



1ST 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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.