

# The Rise, Ashford

Offers in excess of: Guide Price £300,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE





***"A no onward chain, 3 bedroom, extended semi detached family home with off street parking."***



A well presented, and previously extended, three-bedroom semi-detached home with rear conservatory as well as driveway & garage providing parking.

Situated within The Rise, a popular residential area within Ashford, with one of the homes features being that it backs onto green-mature woodland and offers a extension to boasts further reception space on the ground floor! Presented well throughout, additionally offering larger accommodation than some of the similar style homes within the rear thanks to that thoughtful rear-extension which leads through to the rear sun-room, bathing the rear of the home in natural light.



The homes accommodation consists of a spacious family lounge to the front with picture window, as well as a ground floor bathroom which services the bedrooms upstairs. The rear offers another reception room which is connected to the kitchen area, providing a charming flow to the properties layout.

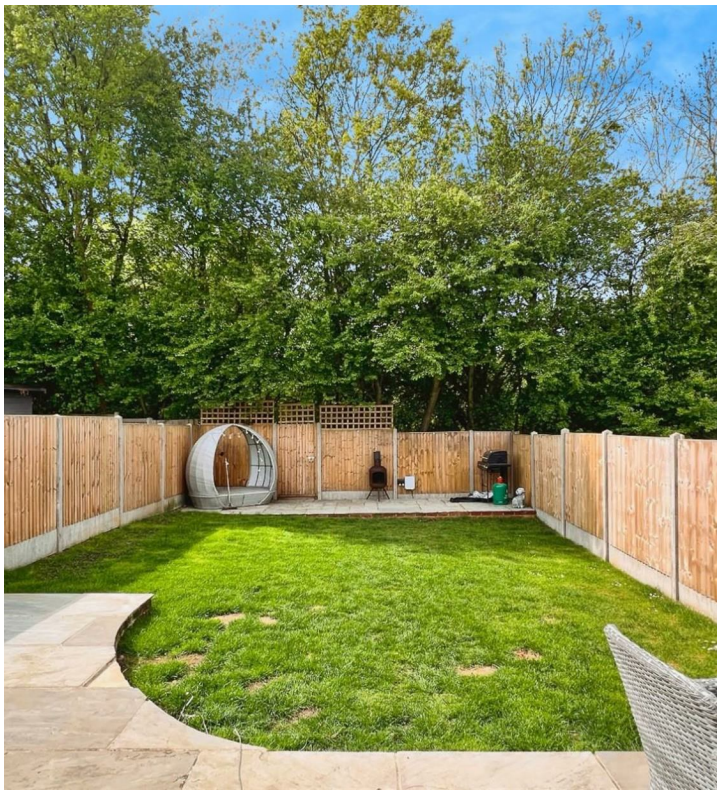
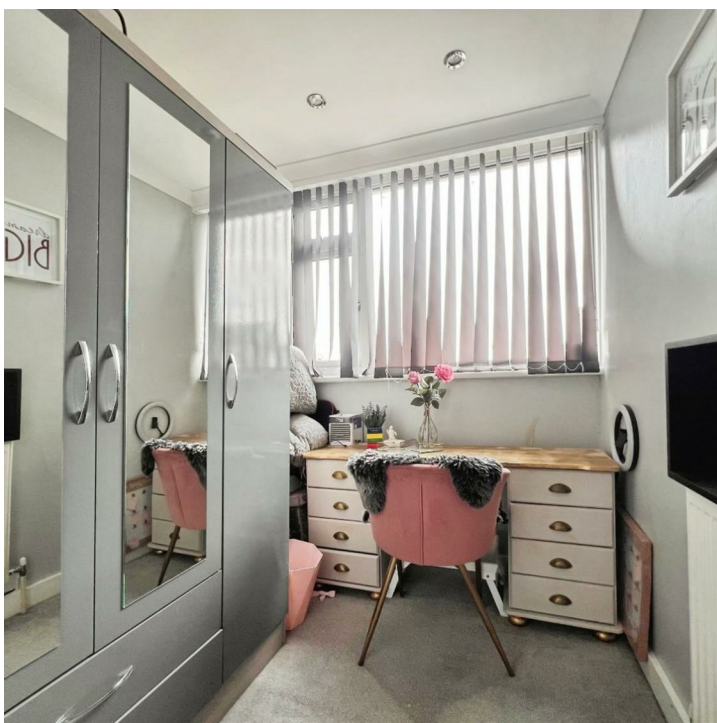
Upstairs you'll find 3 bedroom, 2 doubles and a further single bedroom, with the bonus here being that eaves had previously been removed, which results in better standing height in the 3rd bed. The largest of the three bedrooms over looks the updated rear garden & woodland to rear.



Externally, considering the homes extension, you still have a great sized rear garden here, with a large patio that runs the width of the home, and is accessed both via the sun-room and via the side access gate too. At the front of the home there is a driveway which offers space for 2-3 cars as well as the garage which offers plenty of storage for a growing family to utilise. At the base of the garden is a further patio area, ideal for the summer sun as well as rear gate, ideal for those with pets!









**LOUNGE**  
15'6" x 13'11"  
4.73m x 4.24m

**ENTRANCE HALL**  
UP

**KITCHEN**  
9'0" x 7'8"  
2.74m x 2.33m

**BATHROOM**  
6'3" x 5'7"  
1.91m x 1.71m

**SITTING ROOM**  
13'11" x 10'1"  
4.24m x 3.06m

**CONSERVATORY**  
9'4" x 8'10"  
2.85m x 2.70m

**BEDROOM 3**  
8'8" x 6'1"  
2.65m x 1.86m

**BEDROOM 2**  
13'8" x 7'10"  
4.16m x 2.38m

**BEDROOM 1**  
13'11" x 9'7"  
4.24m x 2.93m

**LANDING**

**STORAGE**

**DOOR**

## Viewings

## Valuations



The Property Ombudsman

# 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
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>			
<p><i>Not energy efficient - higher running costs</i></p>		55	8

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.

# HUNTERS

HERE TO GET *you* THERE