

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



Repton Avenue, Repton Park, Ashford, Kent  
Guide price: Guide Price £400,000 - £425,000



**Situated in the highly sought-after Repton Park development in Ashford, this impressive four-bedroom detached family home is arranged over three spacious floors and offers well-balanced accommodation ideal for modern family living. The property is conveniently located within close proximity to a popular local primary school, Waitrose supermarket, and excellent transport links including the M20, making it perfectly placed for both families and commuters.**



**The ground floor comprises a welcoming entrance hall leading to a generous living room, providing an ideal space for relaxation and entertaining. To the rear of the property is a spacious kitchen/dining room, designed as the heart of the home with ample room for family dining and entertaining, and with doors opening to the garden. The kitchen is complemented by a separate utility room, offering additional storage and practicality, along with a convenient downstairs WC.**

**On the first floor there are three well-proportioned bedrooms, ideal for children, guests, or home office space. These are served by a modern family bathroom, along with useful storage off the landing.**

**The top floor is dedicated to an impressive master bedroom suite, offering a private and peaceful retreat. This spacious room benefits from its own ensuite bathroom and additional storage space.**



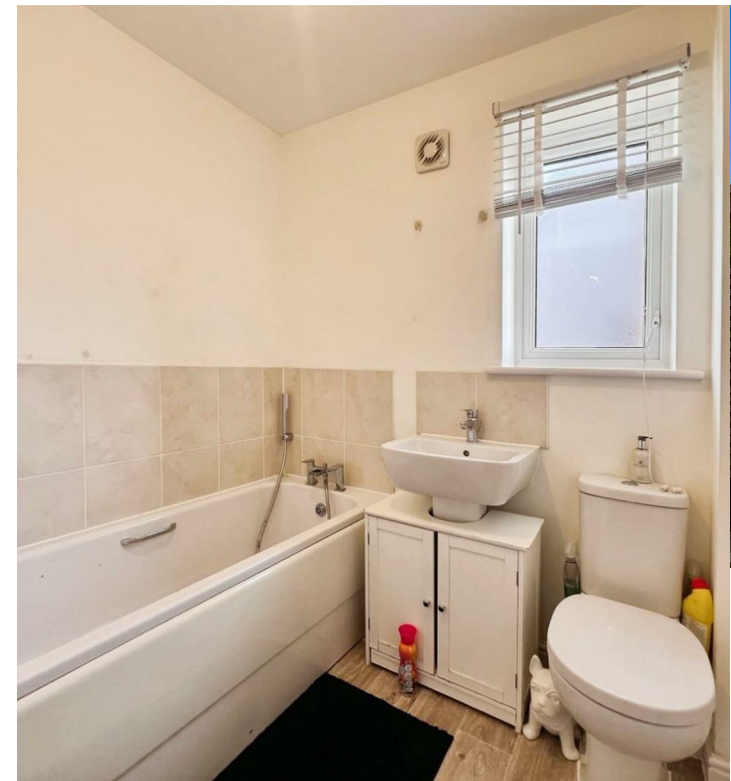
**Externally, the property enjoys a good-sized rear garden, perfect for outdoor entertaining and family activities. To the rear, there is a detached double garage which you may park within to provide off-road parking, there are also visitor bays within the estate.**

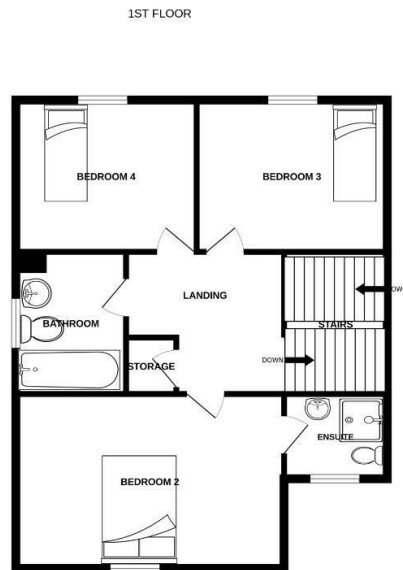
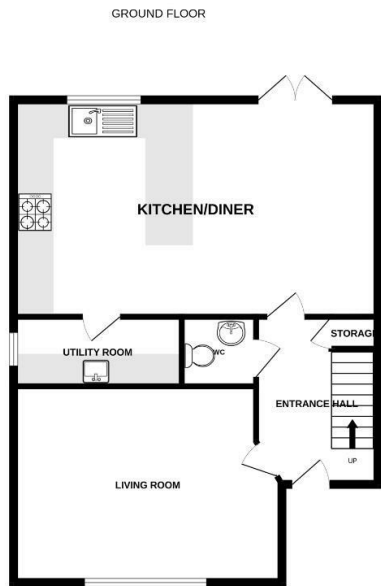
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- Four bedroom detached family home- No Onward Chain!
- Spacious living room ideal for family living and entertaining
- Separate utility room and convenient ground floor WC
- Impressive top floor master bedroom with ensuite
- Detached double to the rear of the home + Visitor bays
- Located in the popular Repton Park development in Ashford
- Modern kitchen/dining room to the rear of the property
- Three well-proportioned bedrooms and family bathroom on the first floor
- Good sized rear garden perfect for outdoor entertaining
- EPC Rating: B (83) - Council Tax Band: D - Estate Fee; £250.00 pa





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](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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Tel: 01233 613613 Email: [ashford@hunters.com](mailto:ashford@hunters.com) <https://www.hunters.com>

## 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>		<b>85</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.

