

Asking price: Asking Price £375,000

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Repton Avenue, Repton Park, Ashford, Kent,

Beautifully Presented Three Bedroom Semi-Detached Family Home | Repton Park, Ashford



Situated within the ever-popular Repton Park development, this beautifully maintained three-bedroom semi-detached family home offers generous proportions, stylish accommodation and a layout perfectly suited to modern family living. Lovingly cared for by the current owners, the property is presented in excellent decorative order throughout and is ready for a new owner to simply move in and enjoy.

Occupying a pleasant position within one of Ashford's most sought-after residential developments, the home combines spacious living accommodation with well-balanced bedrooms, modern conveniences and excellent access to local amenities, schools and transport links.

Upon entering the property, you are welcomed into a bright and inviting entrance hall which immediately creates a wonderful first impression. The hallway provides access to the principal ground floor accommodation, a convenient cloakroom/WC and staircase rising to the first floor.

Positioned to the front of the property is the impressive sitting room, this wonderfully proportioned reception room is flooded with natural light from the large front-facing window and offers an ideal setting for relaxing with family or entertaining guests. The generous dimensions comfortably accommodate a variety of furniture layouts, creating a warm and versatile living space that can easily adapt to changing family needs.



To the rear of the property lies the spacious kitchen/dining room, undoubtedly the heart of the home, this fantastic space provides ample room for both cooking and dining, making it perfect for everyday family life as well as entertaining. The kitchen offers an abundance of worktop and storage space, whilst the dining area enjoys direct access to the rear garden through French doors, allowing natural light to pour in and creating a seamless connection between indoor and outdoor living during the warmer months.

The first floor continues to impress with three well-proportioned bedrooms. The principal bedroom is an generous size, creating a luxurious retreat at the end of the day. A real feature is the modern en-suite shower room, providing both privacy and convenience. Bedrooms two and three are both generous doubles in comparison to many modern developments, offering excellent flexibility for growing families, guest accommodation or those working from home. Each room enjoys plenty of natural light and ample space for wardrobes and additional furniture. Completing the first floor is the contemporary family bathroom, serving the remaining bedrooms and finished to a practical layout ideal for everyday family use.



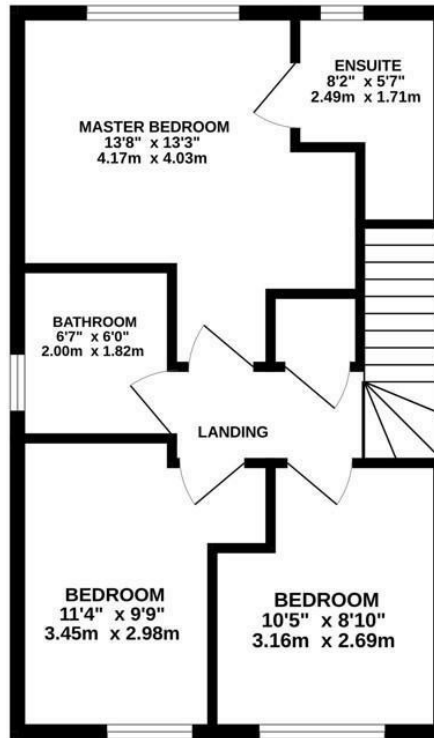
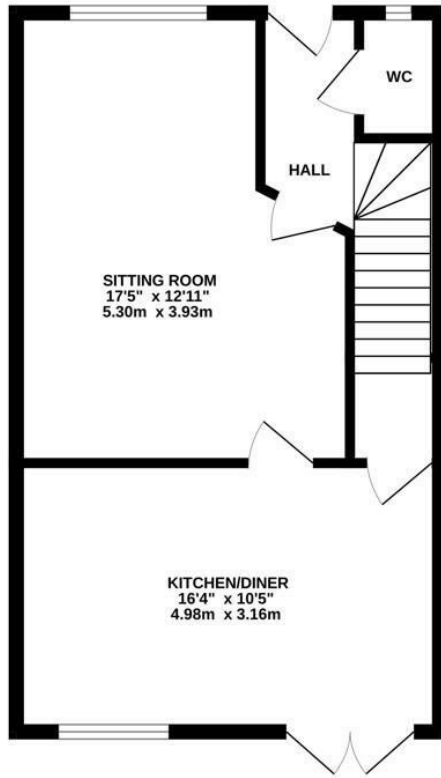
Outside, the property benefits from an attractive rear garden, providing a private and enjoyable outdoor space perfect for summer entertaining, children's play or simply relaxing. Whether enjoying a family barbecue or morning coffee, the garden offers an excellent extension of the living accommodation.

The home is situated within Repton Park, approx 2 miles to the north west of Ashford's Town Centre and affords easy access to M20 junction 9, and benefits from public transport links to the Town Centre and International Train Station with regular services to London St Pancras and the Continent. Also within walking distance are the popular Godinton Park and Repton Park Primary Schools as well as the Chimneys pub & restaurant and Co op convenience store as well as a short stroll into waitrose supermarket!



- Beautifully presented three-bedroom semi-detached family home situated within the highly desirable Repton Park development.
- Impressive principal bedroom benefiting from a private en-suite shower room.
- Family bath-suite that services bedrooms 1 & 2, offering shower over bath, wash hand basin & W/C
- Spacious sitting room, offering an ideal space for relaxing, entertaining and family living.
- Two further well-proportioned bedrooms, ideal for children, guests or those working from home.
- Excellent location close to highly regarded schools, local amenities, parks and Ashford International Station with High Speed services to London.
- Generous kitchen/dining room with French doors opening onto the rear garden, creating the perfect hub of the home.
- Ground floor cloakroom/WC in addition to a modern first-floor family bathroom.
- EPC Rating: C (81) - Council Tax Band: C - Estate fee's: £250.00 per annum





TOTAL FLOOR AREA : 908 sq.ft. (84.3 sq.m.) approx.
 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.



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