







# Sir Bernard Paget Avenue, , Ashford, TN23 3RT

- Three/Four-Bedroom Detached Family Home – Versatile accommodation ideally suited to growing families, with the flexibility to accommodate a fourth bedroom or dedicated home office.
- South-Facing Balcony with Open Views – An impressive glass-fronted balcony accessed from the main living room, providing an ideal spot to relax and enjoy the leafy outlook
- Spacious First-Floor Living Room – A generously proportioned reception room filled with natural light, featuring French doors opening directly onto the balcony.
- Principal Bedroom with En-Suite – A well-appointed main bedroom featuring its own en-suite shower room and Juliet balcony overlooking the surrounding green space.
- Open-Plan Kitchen/Dining Room – A sociable and practical space for everyday family life, with an array of fitted cabinetry and patio doors leading into the rear garden.
- Private Enclosed Rear Garden – A family-friendly outdoor space featuring a generous patio for entertaining, artificial lawned area and convenient side access

## Offers In Excess Of £450,000

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- Integral Garage with Conversion Potential – An L-shaped garage offering excellent storage and potential for alternative use or conversion, subject to the necessary consents.
- Excellent Transport Links and Local Amenities – Conveniently positioned for Ashford town centre, Junction 9 of the M20, high-speed rail services to London St Pancras, well-regarded local schools and everyday amenities.
- Desirable Repton Park Location – Situated within one of Ashford's most sought-after residential developments, in a peaceful position alongside attractive open green space.
- EPC Rating: Certificate awaited - Council Tax Band : E

## Offers In Excess Of £450,000

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Enjoying an enviable position alongside the leafy open green space at the foot of the sought-after Repton Park development, this well-presented and spacious three/four-bedroom detached family home offers versatile accommodation, attractive outdoor space and a high standard of presentation throughout.

From the moment you arrive, the striking façade and glass-fronted balcony immediately catches the eye, hinting at the appealing accommodation and outlook within. Situated in a peaceful position on the edge of the development, the property enjoys far-reaching views across open green space, creating a wonderful sense of privacy, tranquillity and connection with the surrounding landscape.

Externally, a private driveway provides off-road parking for two vehicles, alongside an integral garage. Upon entering, a welcoming and spacious entrance hall provides a practical space for coats and shoes. The ground floor further benefits from a generously proportioned integral garage, arranged in an L-shaped configuration to offer excellent versatility and potential for conversion, subject to the necessary consents. A useful utility room and convenient under-stairs storage complete this level.

The first floor is home to an impressive main reception room, filled with natural light and featuring French doors that open onto the south-facing, glass-fronted balcony. This inviting living space provides the perfect setting for relaxing with family or entertaining guests, while enjoying the attractive, open outlook across the surrounding green space.



To the rear, a spacious open-plan kitchen and dining room provides a practical and sociable environment for everyday family life. Fitted with an array of wall and base units, the kitchen combines ample storage with functionality, alongside space for freestanding appliances. Patio doors open directly onto the low maintenance rear garden, creating a natural flow between the indoor and outdoor spaces. Whether enjoying family meals or hosting summer gatherings, the adjoining patio provides an ideal setting for dining and entertaining. The artificial lawn to the rear creates a low-maintenance garden, ideal for keeping up with the demands of busy family life. A conveniently positioned cloakroom/WC completes the first-floor accommodation.

Occupying the second floor are three well-proportioned bedrooms, with the addition of a separate study which could equally serve as a fourth bedroom, offering flexibility to suit a variety of needs. Positioned at the front of the property, the principal bedroom benefits from its own en-suite shower room, fitted wardrobe and a Juliet balcony, perfectly framing the attractive green outlook. Bedrooms two and three are situated to the rear, both enjoying pleasant views across the garden. The study offers an ideal space for home working, but could also be utilised as a nursery or occasional fourth bedroom. A family bathroom, fitted with a bath and shower over, wash hand basin and WC, serves the remaining accommodation. The property also benefits from a loft space, providing valuable additional storage.



Outside, the rear garden is predominantly artificial lawn, offering a family-friendly space to relax, play and enjoy the outdoors. A patio provides an ideal area for al fresco dining, entertaining or simply making the most of the sunshine, while the lawn offers further space for children and keen gardeners alike. Enclosed by a combination of small brick walling and fencing, the garden enjoys a private and secure feel, with the added benefit of convenient side access to both sides.

Repton Park continues to be one of Ashford's most desirable residential developments, while Sir Bernard Paget Avenue enjoys a particularly appealing setting alongside plentiful areas of unspoilt open green space. Situated approximately two miles north-west of Ashford town centre, the property offers convenient access to Junction 9 of the M20, together with public transport links serving the town centre and Ashford International railway station, where high-speed services provide connections to London St Pancras.

The area is also well served by local amenities, with the highly regarded Repton Manor and Godinton Primary Schools within walking distance, alongside a selection of everyday conveniences and leisure options, including Waitrose, Co-op, CafeNo61, Turmeric Twist and The New Chimneys pub and restaurant. The property also falls within the catchment area for several popular local schools, making this an appealing choice for growing families seeking spacious accommodation in a well-connected and attractive residential setting.

















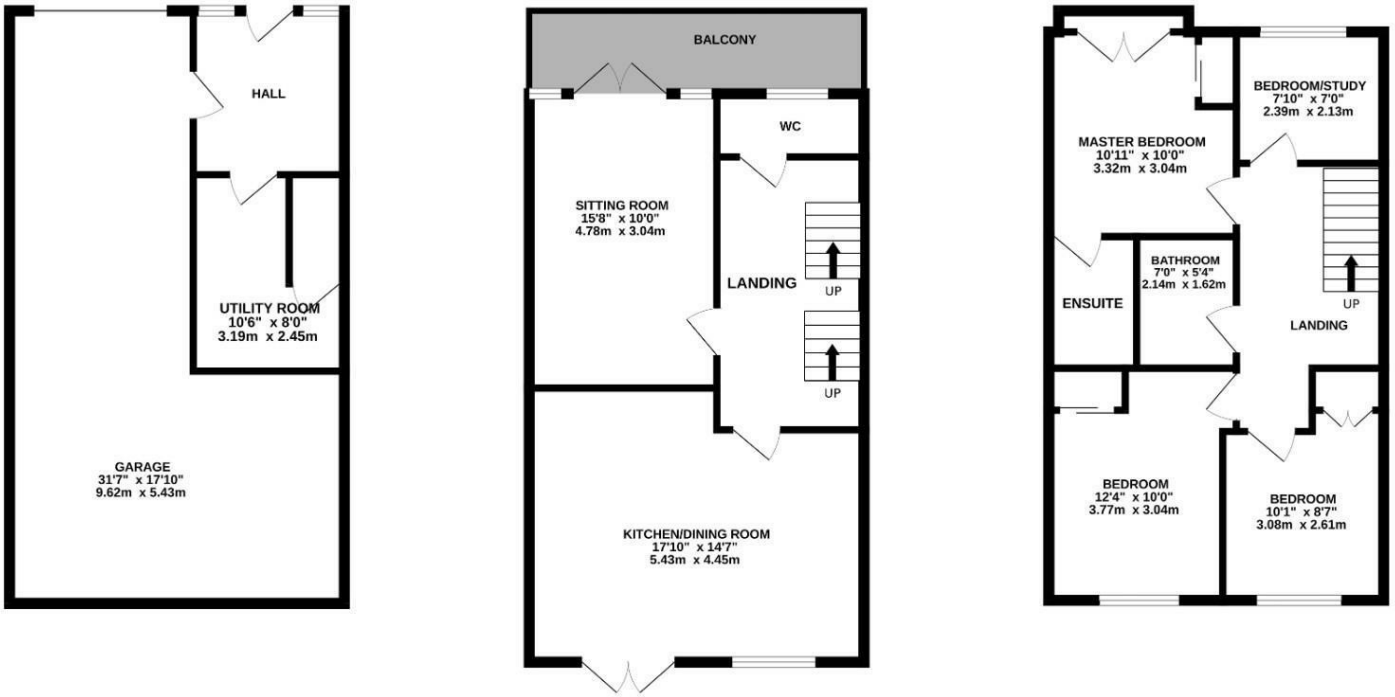




GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.

1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.

2ND FLOOR
547 sq.ft. (50.8 sq.m.) approx.




TOTAL FLOOR AREA : 1649 sq.ft. (153.2 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

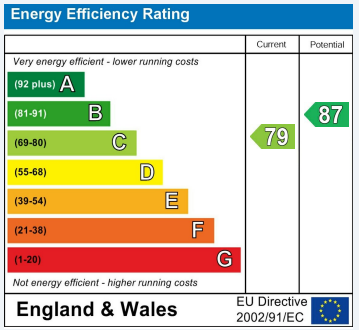
Please contact ashford@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

## 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.




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.

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The Property Ombudsman

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