

Lavenders, Ashford Road, Kingsnorth

Guide Price £500,000 - £525,000

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Situated within the sought-after area of Kingsnorth, set back from the road, is this this charming 2 bedroom, detached bungalow that has been exceptionally well maintained during its ownership, offering spacious and beautifully presented accommodation throughout for those whom are looking to downsize, but retain a fabulously sized garden.

Inside, the home welcomes you into a generous sitting room, filled with natural light from an attractive walk-in box bay window. The room offers ample space for a variety of furnishings, while the exposed brick fireplace creates a warm and inviting focal point during the colder months. To the rear, double doors lead seamlessly into a separate dining room, providing an ideal setting for entertaining or family meals. French doors open directly onto the rear garden, allowing you to enjoy the peaceful surroundings and far-reaching countryside views all year round.

The well-appointed country-style kitchen offers an excellent range of fitted units, extensive work surfaces and a breakfast bar for informal dining. Integrated appliances include a Range cooker with extractor hood, warming drawer, dishwasher and waste disposal unit, along with an American-style fridge/freezer too. A useful walk-in pantry with lighting adds further practicality and storage. Located just off the kitchen is a separate utility room with space and plumbing for both a washing machine and tumble dryer. There are two spacious double bedrooms, both presented in neutral tones. The principal bedroom benefits from a walk-in wardrobe with lighting, together with a stylish en-suite bathroom. In addition, there is a contemporary shower room finished to a high standard with a curved shower enclosure designed to maximise the available space. The 2nd bedroom boasts an attractive bay window and further cupboard too.

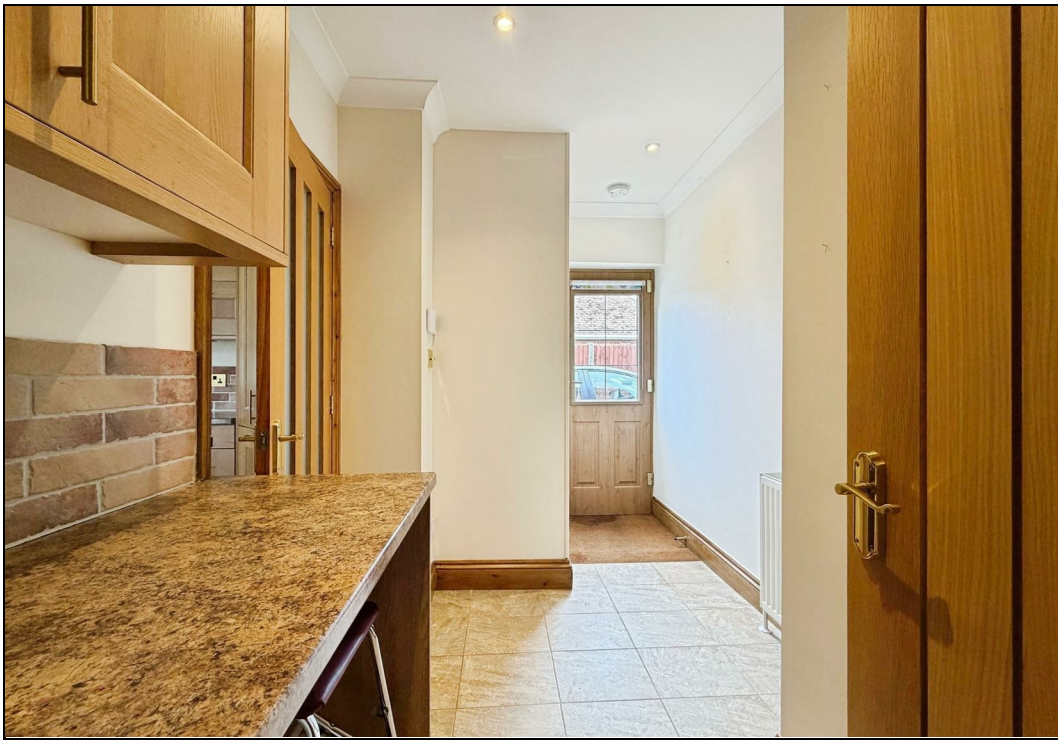
Externally, the property continues to impress. To the front, a substantial block paved driveway provides off-road parking for numerous vehicles, with additional space suitable for a motorhome if required. A single garage offers excellent storage or workshop potential. The beautifully landscaped rear garden enjoys a high degree of privacy and stunning countryside views beyond. A large paved terrace creates the perfect space for outdoor dining and entertaining, while the expansive lawn offers endless possibilities for keen gardeners, family activities, there are also 2 useful sheds, a green house and a pergola too.

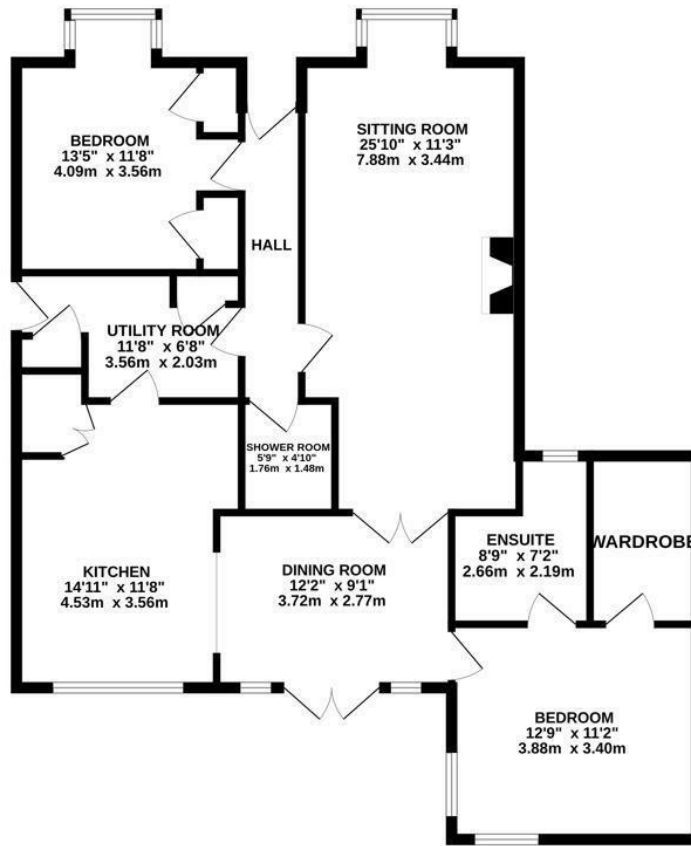
Kingsnorth remains one of Ashford's most popular residential locations, particularly with families, thanks to its excellent local amenities. The area offers a supermarket, primary schools, nurseries, children's play facilities, gym and a variety of everyday conveniences. Ashford International Station is approximately 2.5 miles away, providing High Speed services to London St Pancras in around 38 minutes, while Junction 10 of the M20 is also easily accessible. Ashford itself continues to grow in popularity with commuters and families alike due to its excellent transport links and wide choice of well-regarded schools, including grammar and private options. The William Harvey Hospital is also within convenient reach at approximately 3.5 miles away.

- Beautifully presented 1930s detached bungalow finished to a high standard throughout
- Offered to the market with no onward chain complications - Ready to move into!
- Impressive living room with an attractive walk-in box bay window, alongside a separate dining room
- En-suite bathroom to the principal bedroom in addition to a separate modern shower room
- Single garage and driveway providing parking for several vehicles, with additional space ideal for a motorhome
- Excellent potential to extend, subject to the necessary planning permissions
- Stylish fitted kitchen featuring integrated appliances & a separate utility room
- Two generous double bedrooms, with a walk-in wardrobe to the principal bedroom
- Large, beautifully landscaped rear garden enjoying far-reaching countryside views
- Conveniently located with easy access to the M20, and walking distance to Tesco Supermarket



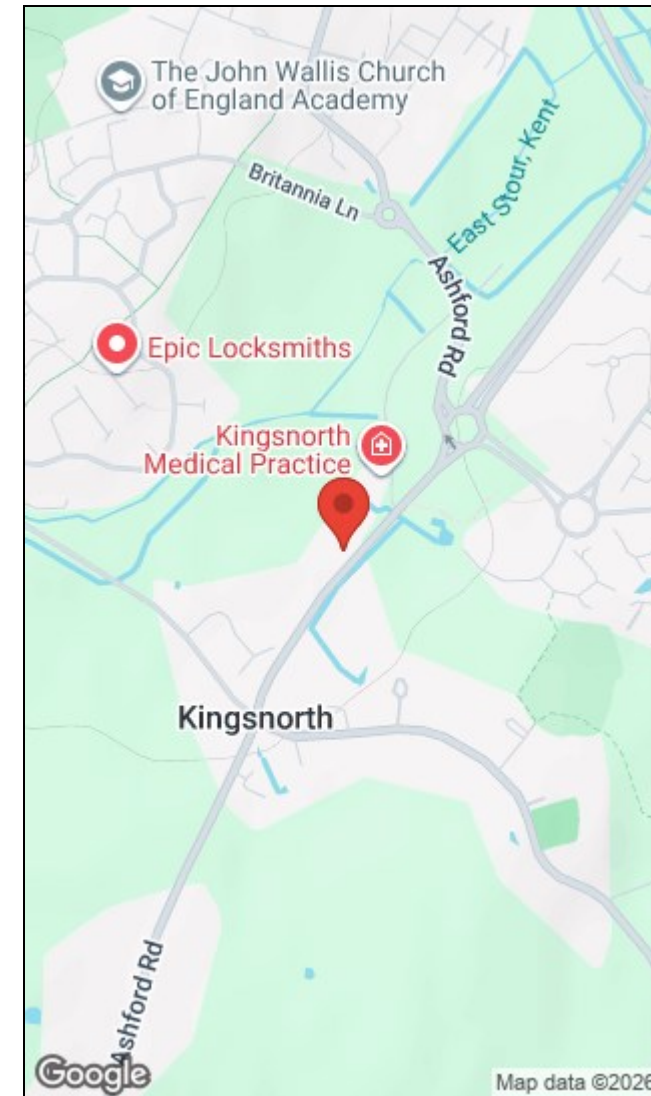






TOTAL FLOOR AREA: 1073 sq.ft. (99.6 sq.m.) approx.

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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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	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

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