

**Harry Saunders Lane, Ashford, TN23 3FA**

**£375,000-£400,000**





Tucked away in a quiet corner of the popular Repton Park development, lies this well-presented three bedroom, detached, attractive family home. As you park up on your drive underneath the carport and wander in through your front door into this turn-key style property, you won't regret adding this to the top of your viewing list. Offering both that still modern feel & blend of tasteful décor and spacious rooms for the family, these three-bedroom properties are really hard to beat, in our opinion!

Step foot inside your new home and be greeted by a welcoming entrance, providing space to kick off your shoes and hang up your coat after a long day. In brief, the ground floor accommodation consists of a ground floor W/C that you would expect from a family home, a fitted kitchen that is bathed in light due to the window overlooking the front garden. The kitchen itself has a good array of wall and base units, whilst offering plenty of space for integrated appliances. As well as a smart, modern kitchen, the hall leads into the spacious and inviting reception room that occupies the rear of the ground floor, the lounge space allows the family to unwind and relax together, whilst not feeling on top of one another.

Climb the stairs and discover the three well-proportioned bedrooms. The master, a delightful room that offers a with modern en-suite shower room, along with plenty of storage space in the hallway and also in the loft too! Across the hall, there are two further bedrooms. A large guest double bedroom as well as a very well sized third bedroom equally well utilised as a study for those that work from home. Servicing Beds 2 & 3 is the modern family bathroom that offers a shower over bath – perfect for a growing family!

This home offers a substantial garden in comparison to other 3 bedrooms on the estate. It is mainly laid to lawn with an extensive patio area that leads from the patio doors from the lounge. The pathway leads you both to the back of the driveway and to the side garden gate on the other side, allowing full access around the property. The patio provides a great spot to enjoy the last of the sunnier evenings and dine alfresco, whilst still giving plenty of space for the little ones to run around and burn off some steam. Externally, you could comfortably park 3 vehicles on the drive as well as making use of the guest bays within the local area. The home is situated within an enviable spot within the popular Repton Park development, which is approx. 2 miles to the north west of Ashford's Town Centre and affords easy access to M20 junction 9. It benefits from public transport links to the Town Centre and International Train Station with regular services to London St Pancras and the Continent. A great place to live for a city commuter. The development also boasts a highly popular & prestigious primary School. To avoid disappointment please call Hunters on to get your viewing booked in now!

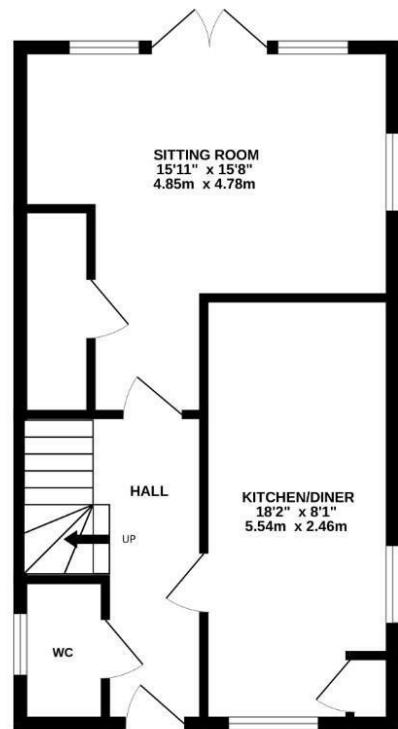
All mains services are connected, but none have been tested by the agent.

- ~~Well appointed 3 Bedroom Detached family home~~ Each year, there is a chance of flooding of less than 1 in 100 (10%)
- Average Broadband Speed: Untested
- Off road parking & driveway to side of the home
- Principal bedroom with en-suite shower room & fitted storage
- Bedrooms 2 & 3 serviced by family bathroom, with shower over bath
- EPC Rating: C (80) Council Tax Band: E - Estate fee: £400pa approx
- Larger than most rear garden with substantial patio
- Generous 2nd double bedroom + 3rd single bedroom
- Large kitchen/diner with window overlooking front
- Situated within the popular Repton Park development

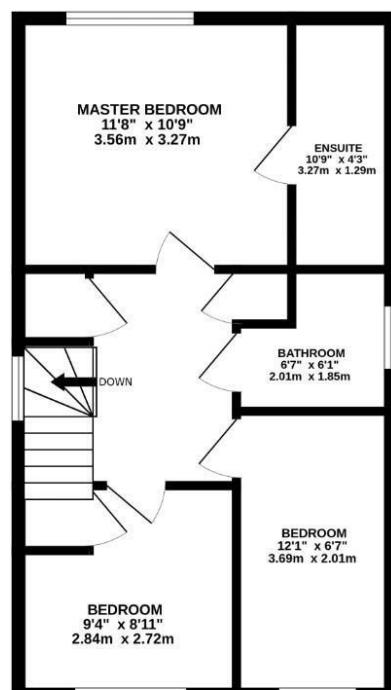




## GROUND FLOOR



## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other internal or external appurtenances are not 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.

**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.

**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>		
(69-80)	<b>C</b>		80
(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			
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.