

# Forum Way, Chartfields, Kingsnorth

Asking Price: Guide Price £350,000



# No Onward Chain, 3 Bedroom, 3 Storey Family Home with En-suite Master Bedroom, Garage & Parking.

Nestled in the desirable area of Forum Way, Kingsnorth, this charming three-bedroom town-house is an ideal family home, offering a generous 105SM of living space across three well-designed floors. The home combines modern convenience with a warm, inviting atmosphere.

As you enter, you'll find a spacious and bright family reception room at the rear, which is a true highlight of the home. This room is flooded with natural light, thanks to the patio doors and a stunning glass roof, creating a perfect environment for relaxation and entertaining. The focal point of this inviting space is a charming log-burning stove, which adds a touch of warmth and character, while there is ample room for a dining table, making it an excellent spot for family gatherings. At the front of the house, you will find a stylish bay-fronted kitchen/breakfast room, complete with a breakfast bar and sleek gloss wall units, providing both functionality and a contemporary feel. Finishing the ground floor well, is the all important downstairs W/C.

The first floor accommodates two well-proportioned bedrooms, including a large double bedroom with built-in storage which overlooks the garden, a further bedroom that is perfect for use as a home office or a single bed for a younger child. Completing this level is a well-appointed family bathroom, featuring a shower over the bath and a wash hand basin. The second floor is dedicated to the principal bedroom, the largest of the three, which boasts in-built wardrobes and a spacious en-suite shower room, making it a private retreat that many will cherish.

Externally, the property features a low-maintenance garden, providing a pleasant outdoor space, along with rear access where you will find the allocated parking space & garage with up and over door for added convenience.

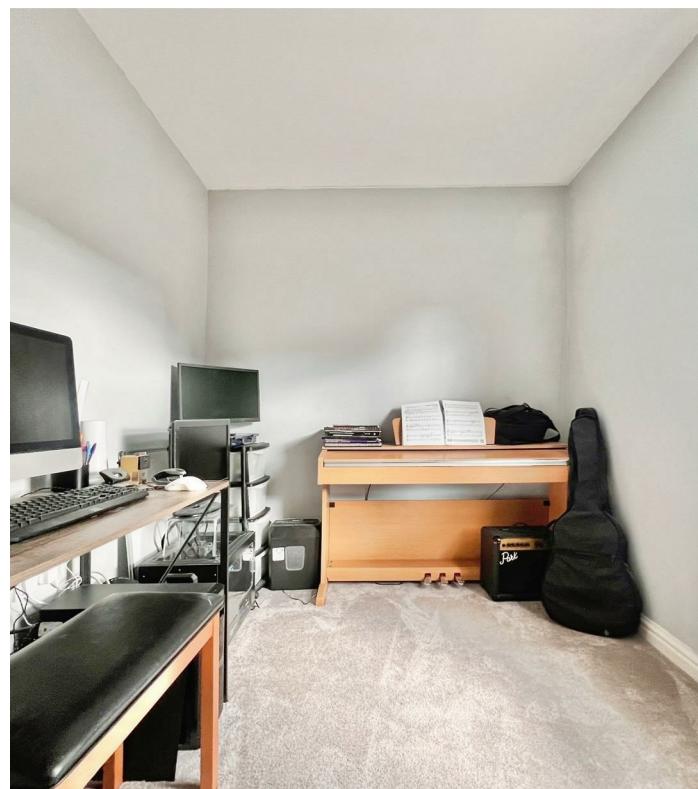
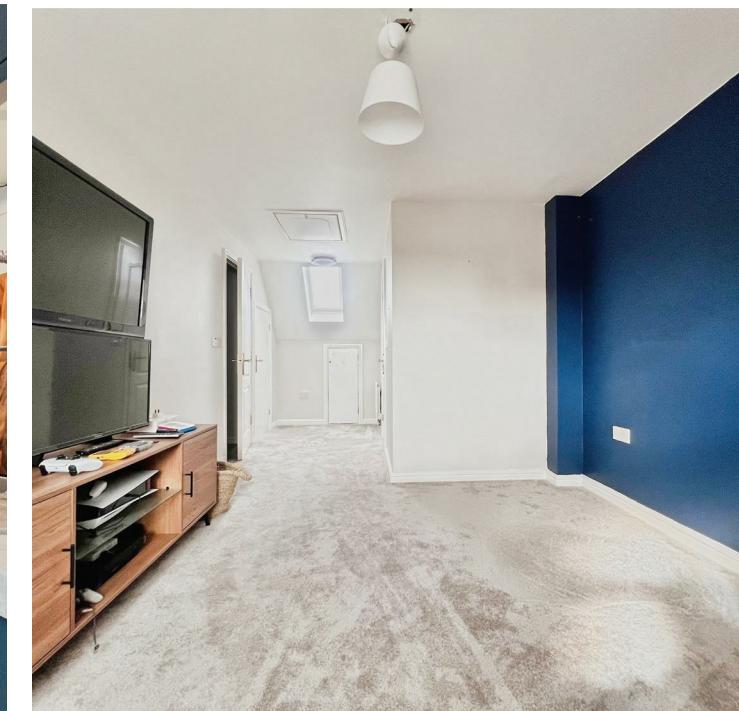
This home can be found within the popular Chartfields development area of Ashford, an area which offers an array of rural walks, a local supermarket (Park Farm Tesco's), a number of well regarded primary schools, nurseries, an indoor children's centre and local amenities near-by. It has proved to be a extremely popular place to live, proven by the many families that have purchased in the area over the many years. Kingsnorth is approx. 2 miles away from Ashford International Train Station, offering High speed travel directly into London at 38 minutes! The Ashford Town Centre and newly developed Junction 10 and 10a of the M20 are both nearby courtesy of a small car journey.



We are sure that this property won't hang around, so encourage you to call quickly to arrange your viewing and avoid disappointment!

- A well presented, 3 bedroom family home
- Accommodation arranged over 3 generous floors
- Fabulous lounge/diner to rear with log-burning stove
- 1st floor comprises of 2 bedrooms & family bathroom
- Low maintenance rear garden with rear access too
- Marketed with no-onward chain complications!
- Garage & allocated parking to rear (1)
- Modern kitchen/breakfast room with bay-window to front of home
- Top floor, Principal bedroom with en-suite shower room & built in wardrobes
- EPC Rating: C (75) - Council Tax Band: C - Estate Fee: £106.25 - NationSpaces LTD







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.

## Viewings

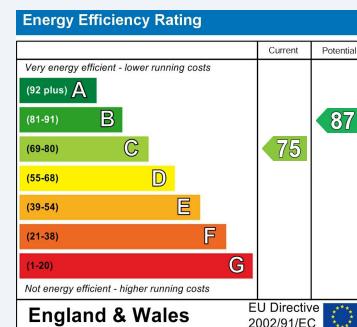
Please contact [ashford@hunters.com](mailto:ashford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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.



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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