



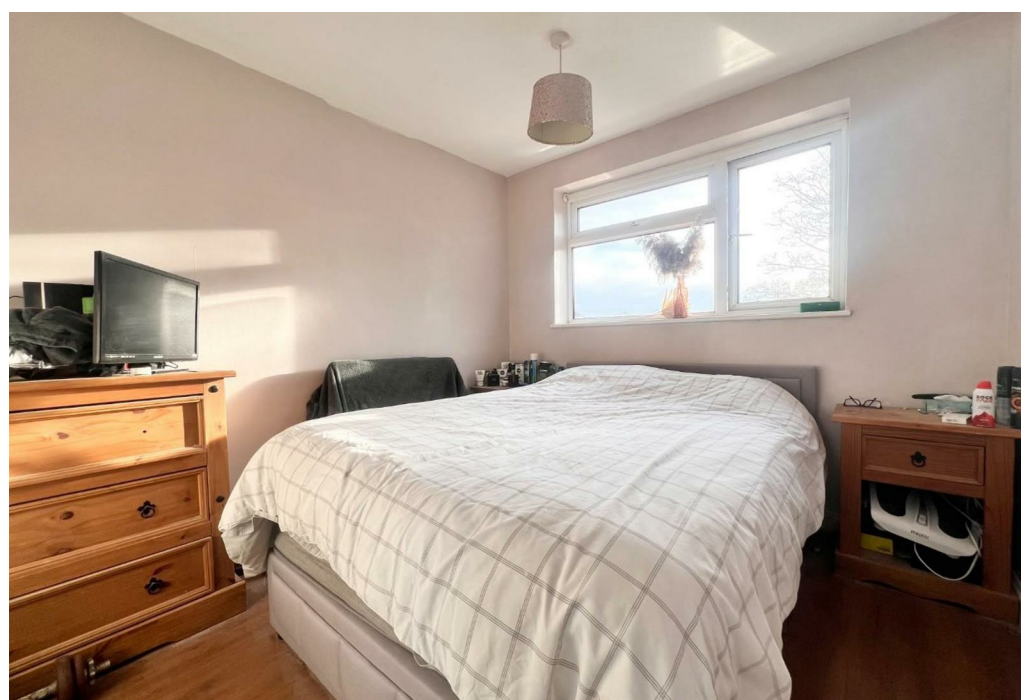
Washford Farm Road,
Ashford,
TN23 5YB

£325,000

3 2 2 C

A well appointed, previously extended 3 bedroom semi detached family home. Not only does the home offer generous parking to the front, but an equally large garden to the rear as well as a utility room + garage with electric roller door.

Location is key - Wash Farm Rd forms part of a popular residential area on the southern side of Ashford. Being close to the outskirts of the town, you are a short drive to popular villages whilst being close to convenience stores and major supermarkets. There are several popular schools nearby.

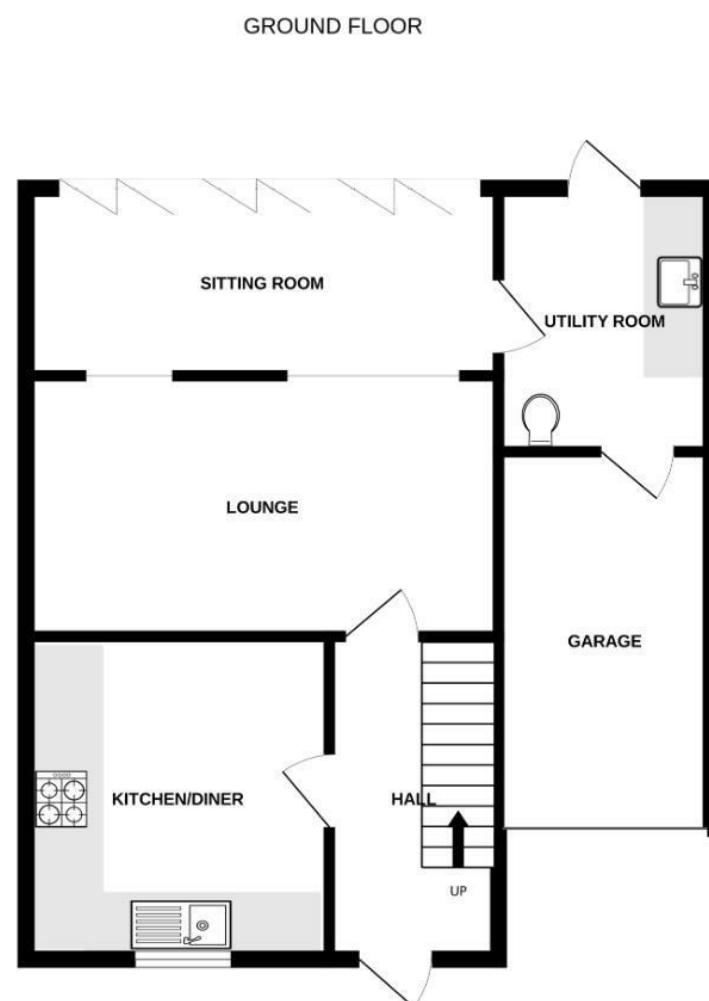


The home opens up into an entrance hall, providing space for shoes & coats. The kitchen is located at the front of the home, and offers a designated place to dine as a family, as well as the kitchen offering a number of wall and base units, as well as space for free standing appliances. For those that are looking for larger living space, then this home might be for you.

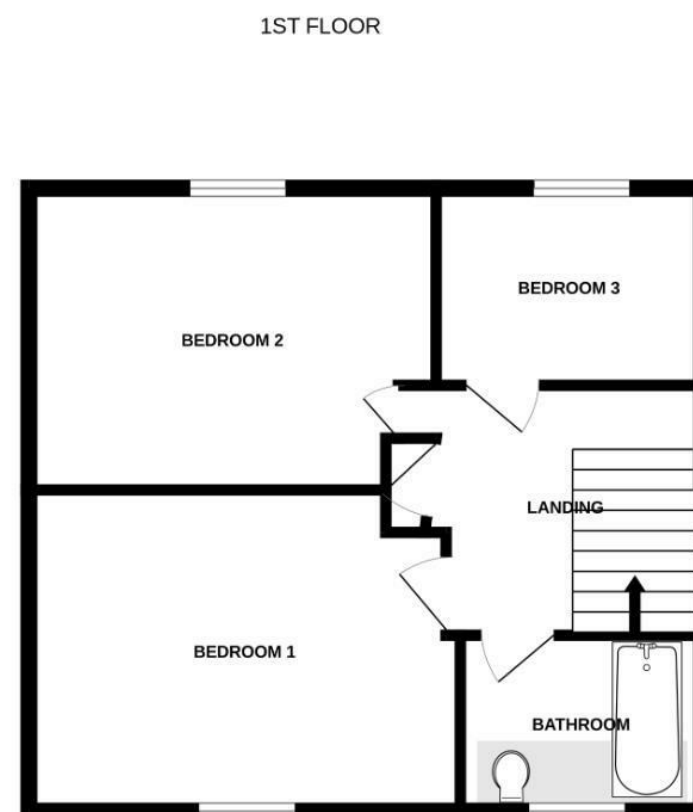
Having previously been extended to the rear, there's now a spacious family lounge and a further snug area, ideal for relaxed evening entertaining friends and family. In addition to the rear extension the home now offers a unique ground floor utility room/wet room as well as access into the homes garage providing essential storage space, enabling you to deal with all that comes with family life.

The stairs lead from the entrance hall, where you'll find 3 spacious bedrooms, 2 doubles and 1 smaller single bedroom, all serviced by the homes family bathroom, which offer shower over bath, wash hand basin & W/C.

Externally, the home boasts a low maintenance rear garden which is ideal for busy families. Being positioned in South Ashford, the locality to near-by shops and amenities is great for family life, whilst also being a short walk to the nearest bus station to nip into town, or the train station, nothing is ever too far away.



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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- A Well Appointed, 3 bedroom extended semi-detached family home
- Offering an abundance of parking on driveway
- A garage to the side of the home also offers essential storage space
- A Extended lounge offering further 'snug' to rear of home with bi-folds
- Ground floor utility/wet room + garage access
- Generous kitchen/diner to the front of the home
- 3 Spacious bedrooms Serviced by family bathroom
- EPC Rating: C (72)
- Council Tax Band: C
- Early viewings recommended! Call to view on 01233 613613

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	84
(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	

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		
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.

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