



Grenadier Way, Singleton, Ashford, TN23

- Well presented, 4 Bedroom - Detached, Extended Family Home
- Spacious kitchen/breakfast room - '13'2x9'8' with separate utility room
- Handy ground floor toilet, family bathroom & master with en-suite
- 3rd Bedroom boasting double storage cupboards, overlooking garden
- Garden with part brick & fenced boundary + Decked area & Garage + Driveway
- Generous family sitting room - '18'1x10'7' Boasting patio doors
- Formal, separate dining area - '9'8x9'3' Ideal for entertaining
- Principal bedroom offering '18'1x10'7' with en-suite & two fitted wardrobes
- Top floor: 2 Equally sizeable double bedrooms
- EPC Rating: (TBC) - Council Tax Band: F

Asking Price £475,000



"A double fronted, detached, previously extended family home with garage & driveway."



Located within the desirable area of Singleton, this splendid, double-fronted, 4 bedroom detached family home with accommodation across three floors, which offers a perfect blend of comfort and style. With four generously sized bedrooms, this property is ideal for families seeking ample living space.

On the ground floor, you'll find a welcoming entrance hall, a handy ground floor toilet, a staple of all family homes. A generous family lounge that spans the right-hand side of the home, boasting a window to the front and patio doors to the rear - flooding this room with light. Adjacent is the homes versatile dining area, for those more formal occasions, beyond is where you'll likely find yourself spending most of your time - Behold, a fabulous, kitchen/breakfast room, prepared for relaxation and entertainment, allowing you to host gatherings or enjoy quiet evenings at home. Further enhancing the practicality of this home, is a useful utility room where you'll be able to place those further appliances.

The stairs rise from the hall, on the first floor, you'll find 2 of the 4 bedrooms, one of which being the eye-catching principal bedroom, which is fitted with 2 built in cupboards and it's en-suite, ensuring there are no queues for the loo in the morning. The 3rd bedroom is located across the hall and benefits from further in-built storage too. Finishing this floors accommodation of well, is a well-appointed family bath-suite, with shower over bath, wash hand basin & W/C.

Ascend to the final floor, where we're sure you'll be equally as impressed with the size of the rooms, as they both offer ample room, whether you're an established family with older children, or just want more room, both rooms offer flexible living accommodation.

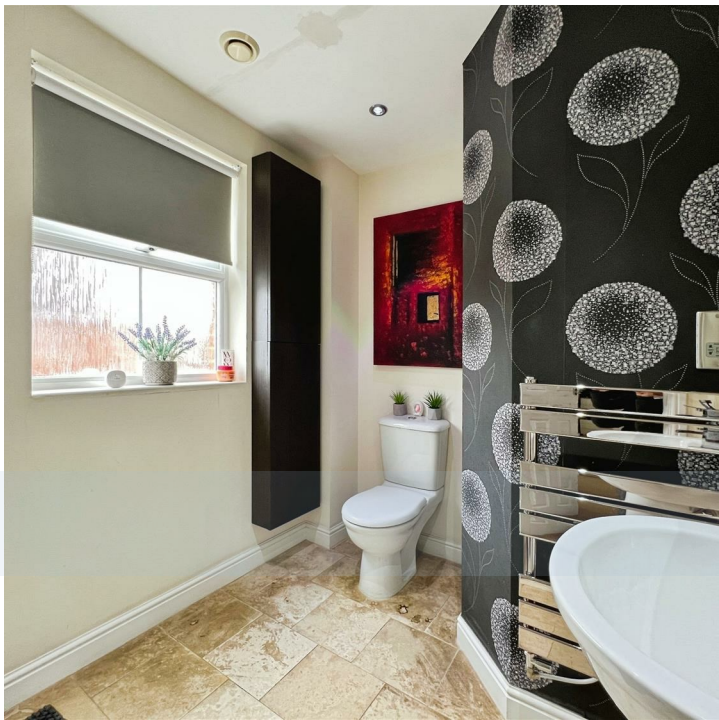
Externally, there's a well thought out garden, with a decked area, leading from the kitchen/diner, a rear access door into the garage, as well as an smaller section that is artificial lawn, with a boarder where mature trees have been planted, to add a layer of privacy. For those with vehicles, the property includes parking for two vehicles, a valuable asset in today's busy world. The surrounding area is known for its community spirit and accessibility, making it an excellent choice for families and professionals alike.

The layout is thoughtfully designed to maximise both space and functionality, making it a delightful place to call home. Grenadier Way is not just a property; it is a lifestyle opportunity waiting to be embraced. With its spacious interiors and practical amenities, it is sure to attract those looking for a comfortable and inviting residence in Ashford. Don't miss the chance to make this wonderful house your new home.

The property is located in the popular area of Singleton and is within walking distance to a range of amenities including Outstanding OFSTED rated Great Chart Primary School, parade of local shops, regular bus service, Doctors surgery, the local environment centre and Singleton Barn public house. The property is within a short drive to the international station with high-speed service to London St Pancras in 37 minutes.

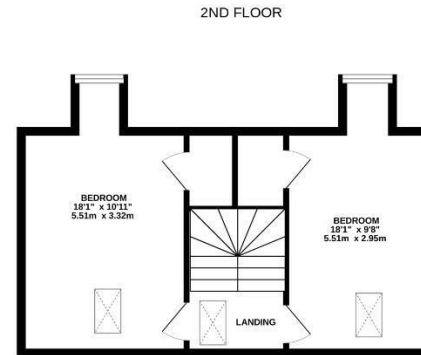
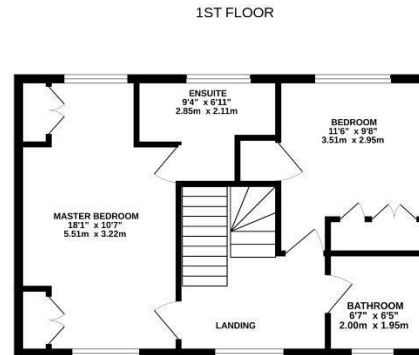
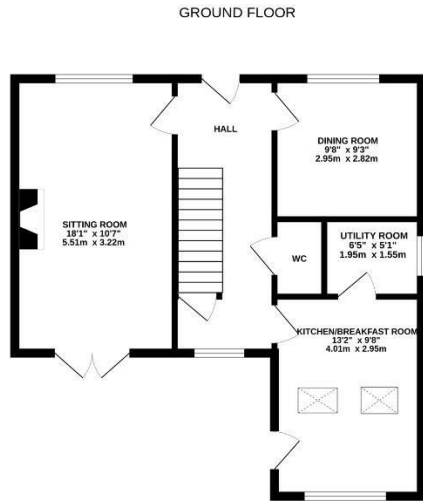
All mains services are connected, but none have been tested by agent.





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.



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		
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.

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.



21 Cedar Parade, Repton Park Avenue, Ashford, TN23 3TE
Tel: 01233 613613 Email: ashford@hunters.com <https://www.hunters.com>

