

# Hestia Way, Chartfields, Kingsnorth

Offers In Excess Of £340,000



# "A well presented, 4 bedroom town-house style family home with garage & parking in Chartfields."



Nestled in the desirable area of Hestia Way, Kingsnorth, this well-presented mid-terrace townhouse is an ideal choice for families seeking both space and comfort. Offering impressive square feet of living space, this property, built in 2000, offers a perfect blend of modern living and practicality.

As you enter, you are greeted by a welcoming reception room that leads to a contemporary kitchen/diner, perfect for family meals and entertaining guests. The ground floor also features a snug area, providing additional space for relaxation or play.

The first floor is home to two generously sized double bedrooms, complemented by a family bathroom, ensuring ample accommodation for family members or guests. Ascend to the top floor, where you will find two further double bedrooms, including a master suite complete with an en-suite shower room, offering a private retreat for parents.



The elevated lounge on the first floor provides a delightful view of the greenery at the front of the property, creating a serene atmosphere to unwind after a long day. With a total of four bedrooms, two bathrooms, and a convenient downstairs toilet, this home is designed to cater to the needs of a growing family.

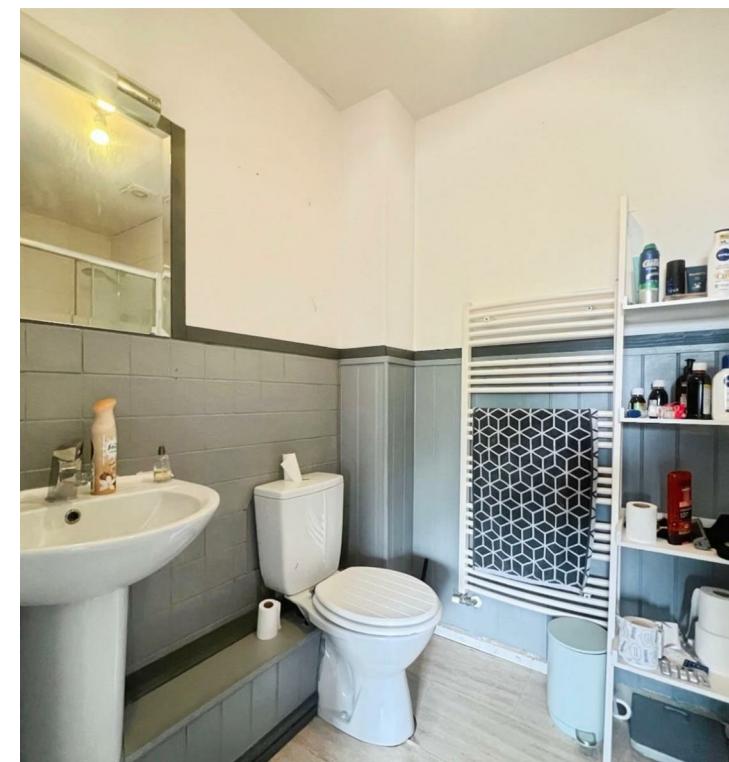
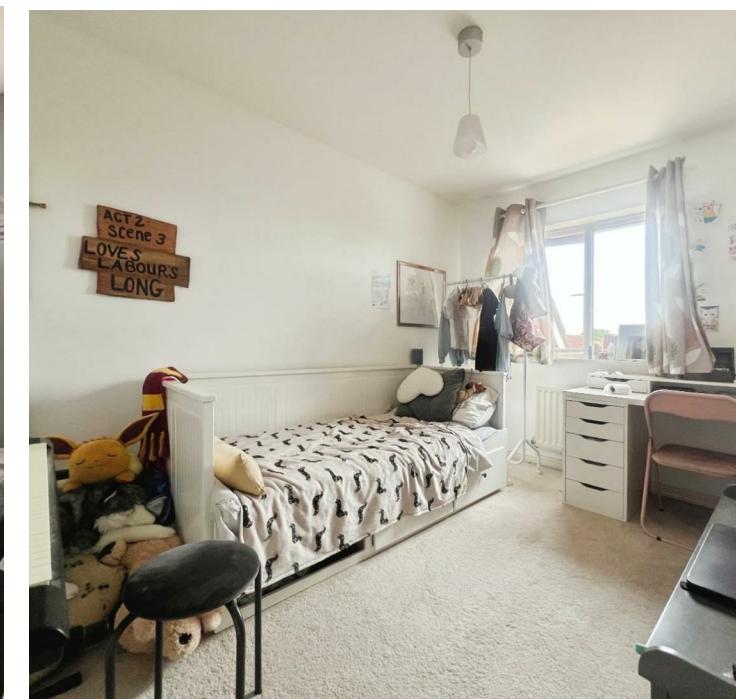
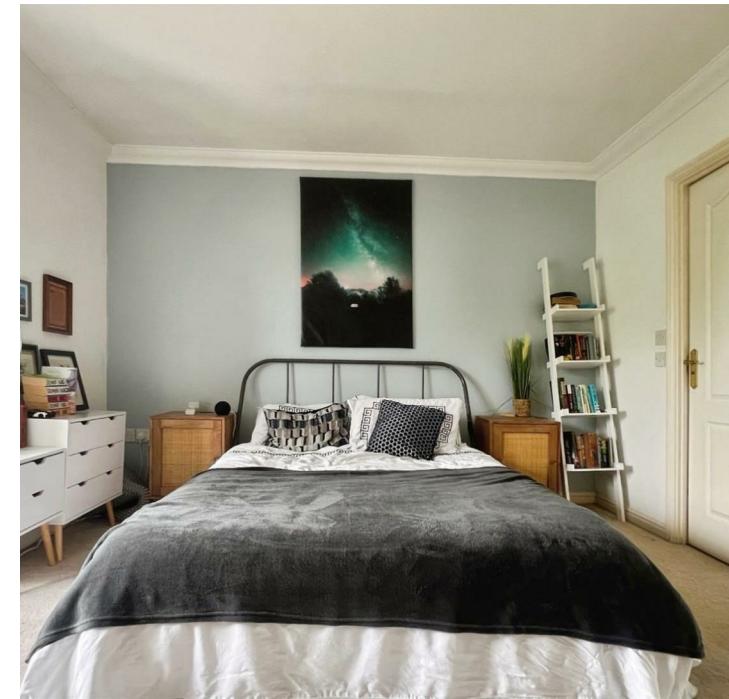
Situated in an established estate, this property not only offers spacious living but also a sense of community. With its flexible accommodation across three floors, this townhouse is a wonderful opportunity for those looking to plant their roots in a vibrant and welcoming neighbourhood. Don't miss the chance to make this charming house your new home.

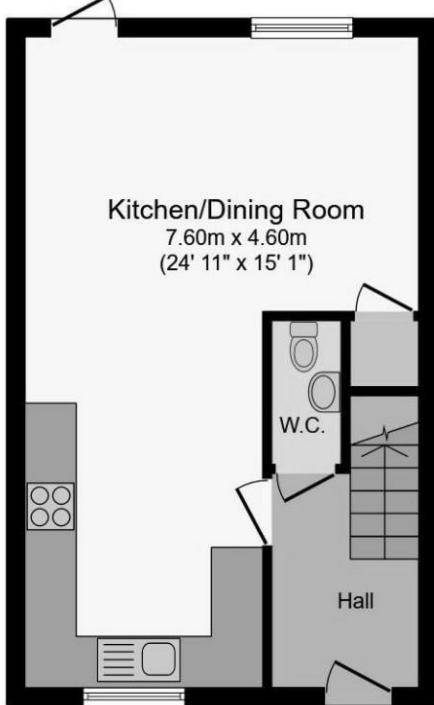


- Generously sized 4 Bedroom, Modern Terrace Town House
- Spacious first floor lounge with balcony over-looking green
- Low maintenance rear garden with rear access
- Principal bedroom offer en-suite shower room
- Family bathroom & ground floor W/C

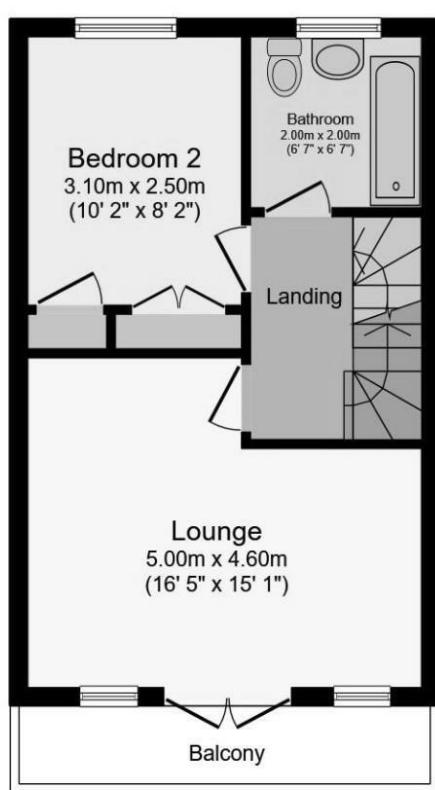
- Situated within Chartfields, Ashford - Close to local Supermarket
- Ground floor kitchen/diner & further snug area with patio doors
- Garage and off street parking provided by rear forecourt
- 2 Further double bedrooms & further single/study
- EPC Rating: C (77) - Council Tax Band: E



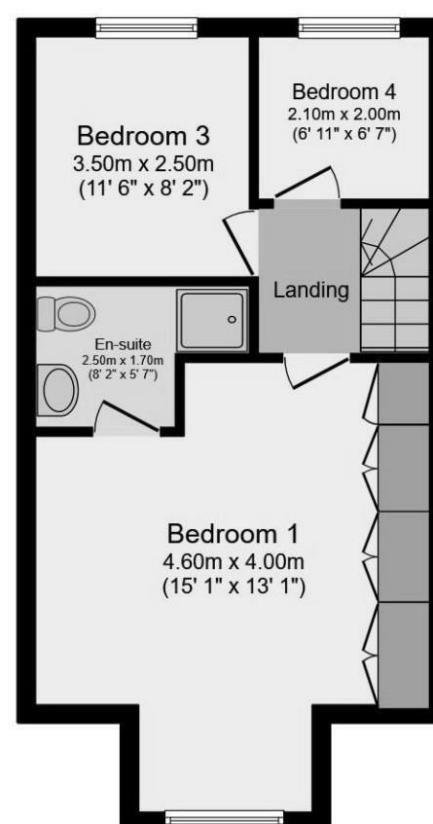




**Ground Floor**



**First Floor**



**Second Floor**

## 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)	A		
(81-91)	B		
(69-80)	C	77	81
(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.