



GUILDCREST ESTATES



29 Molland Lea, Ash, Canterbury CT3 2JQ



Molland Lea, Ash, Canterbury
CT3 2JQ

Asking price £319,950

Situated within the highly desirable village of Ash, near Canterbury, this exceptional three-bedroom semi-detached home has been thoughtfully and extensively refurbished throughout to create a stylish, contemporary family residence finished to an excellent standard.

From the moment you arrive, the property makes a wonderful first impression with its newly paved driveway, providing ample off-road parking, alongside a generously sized front garden that enhances the home's attractive kerb appeal.

Inside, the accommodation is bright, spacious and beautifully presented. The welcoming living room offers a comfortable and elegant space to relax or entertain, while the thoughtfully designed layout provides practical family living. The property offers three well-proportioned bedrooms, comprising two generous double bedrooms and a spacious single bedroom, making it ideal for families, guests or those looking for a home office.

A particular advantage is the inclusion of two well-appointed bathrooms, with a modern family bathroom conveniently located on the ground floor, offering added practicality and flexibility for everyday living.





To the rear, the private garden has been designed with both relaxation and entertaining in mind. A generous decked seating area provides the perfect setting for al fresco dining and summer gatherings, while the lawn offers plenty of space for children to play or for keen gardeners to enjoy. A useful garden shed completes the outdoor space, providing excellent storage for tools, bicycles and garden equipment.

Located in the charming and well-connected village of Ash, residents can enjoy a welcoming community atmosphere, excellent local amenities, highly regarded schools and convenient transport links to Canterbury, Sandwich and beyond. Surrounded by beautiful Kent countryside, the location perfectly balances village tranquillity with everyday convenience.

Council Tax Band C

Freehold

Mains water, electric, gas,

Fixed wireless broadband





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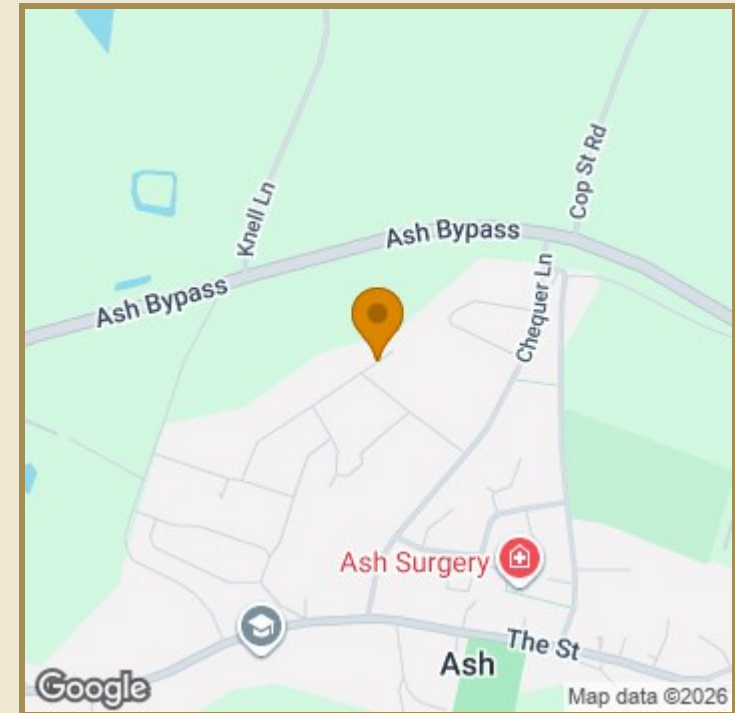
Key Features

- 3 spacious bedrooms
- 2 modern bathrooms
- Semi-detached house
- Close to local amenities
- Easy access to transport
- Ideal family home
- Newly Renovated
- Driveway for 3 cars

Important Information

Freehold
House - Semi-Detached
sq ft
Council Tax Band C
EPC Rating D

£319,950



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		
	64	81
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



01227 696000 www.guildcrestestates.co.uk

24 Lower Bridge Street, Canterbury, Kent CT1 2LG



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