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# New Rectory Lane, Kingsnorth, Ashford

Offers Over £325,000 Freehold

3 bedroom end-terraced house for sale

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## Description

**\*\* NO CHAIN \*\*** Be Quick To View! This fantastic three bedroom end of terrace house, which is ideally located in the popular Park Farm Development in Ashford, Kent. This property will make an excellent family home with several good schools nearby, there are plenty of other facilities too, these include a Tesco Superstore within a short walk of the property, the railway station with links to London and other parts of Kent and Ashford Designer Outlet are all within easy reach. There are plenty of parks and green areas within the development, making the ideal place to bring up your children. As soon as you pull up outside, it's clear to see that this property has been beautifully extended, the house is in a quiet location and is well screened by trees and shrubs, providing plenty of privacy for the new owners to enjoy. Once you cross the threshold, you will feel instantly at home, there is a large sunny open plan living space, this includes a living area, a dining area and a high quality modern integrated kitchen, there are all the usual appliances included, a fridge/freezer, dishwasher and an integrated oven, hob & extractor, the units are of an excellent quality too with bespoke wooden worktops to finish it all off. To the rear of the ground floor is a useful utility room with an additional sink, and a ground floor WC which has plumbing for your washing machine. Upstairs there are three double bedrooms, all of which have white plastered walls and grey carpets, the luxury family bathroom is stunning, there is a huge walk in wet-room shower with modern fittings, a double ended bath with feature central tap, a bidet, a toilet and a large feature sink. The house has



been recently decorated again throughout and has modern double glazing and good storage. Outside this property keep on giving, being on the corner means you have an extra piece of garden, there is a good sized lawned area, decking and a garden shed, there is also rear access to the property too. There is parking for one car, but the road itself also has plenty of parking for several other cars too and visitors alike. Early Viewing Advised

Tenure: Freehold

## **Tenure**

Freehold

## Ground Floor



## First Floor







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>90</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
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