



65 Finn Farm Road, Kingsnorth, Ashford, Kent. TN25 7AB

Guide Price **£349,995**



- Terraced House
- Three bedrooms
- Low maintenance rear garden
- Garage & allocated parking space
- Early viewing highly recommended

**C.R. CHILD**  
EST. 1929 & PARTNERS. ESTATE AGENTS



Situated on the popular Bridgefield development nestled on the southern fringes of Ashford, only a short drive away from the bustling Ashford town center and Junction 10 of the M20. Nearby villages such as Hamstreet and Aldington offer their array of quaint country pubs, charming shops, and serene parks. Venturing a bit further along the A2070, is Camber Sands, a haven for summertime family days out and further along is the quaint fishing village of Rye. Families with young ones need not look far for amusement, with an exceptional play park just a stones throw from their doorstep. Ashford has access to high-speed rail services from Ashford International taking less than 40 minutes to London St Pancras. The ever expanding market town of offers a good selection of shopping facilities and amenities , together with secondary schooling including grammar school education, Ashford also boasts the MacArthur Glenn outlet and a sports centre, together with a multiplex cinema.

A three bedroom terraced house located on a popular residential development. The property comprises of a hall, WC, kitchen and living room/diner to the ground floor. On the first floor is a landing, two double bedrooms with fitted wardrobes and a modern bathroom with the top floor having a good sized double bedroom with en-suite and large airing cupboard housing the hot water cylinder. The property also enjoys a low maintenance rear garden with a garage and allocated parking space

## GROUND FLOOR

### ENTRANCE HALL

with glazed composite front door, wood effect laminate flooring, radiator

### LIVING ROOM

with wood effect laminate flooring, radiator, UPVC double glazed doors leading onto rear garden with windows to side, under stairs cupboard

### KITCHEN

with modern tiled flooring, UPVC double glazed window overlooking front, a selection of high and low level kitchen cabinets, laminate worktops with matching upstands, localised tiling, space for tall fridge freezer, integrated fan assisted oven, four ring gas hob with extractor fan over, space and plumbing for washing machine, space for tumble dryer, one and a half bowl stainless steel sink, cupboard housing gas fired boiler

### WC

with tiled flooring, WC, radiator, hand basin with mixer taps over and modern storage cabinet under, localised tiling

## FIRST FLOOR

### LANDING

with radiator

### BEDROOM

with UPVC double glazed windows overlooking rear; built in wardrobes with hanging rails and shelving over, radiator

### BATHROOM

with tile effect vinyl flooring, radiator, WC, hand basin with mixer tap over, localised tiling, P-shaped bath with rainfall shower over with separate hand attachment, glass shower screen

### BEDROOM

with UPVC double glazed windows overlooking front, built in wardrobes with hanging rails and shelving over, radiator

## SECOND FLOOR

### BEDROOM

with UPVC double glazed windows overlooking front, radiator, open wardrobe with hanging rails and shelving and shelving over with shelving and drawers to side, large airing cupboard housing hot water cylinder with shelving to side, loft hatch, wall mounted air conditioning unit

### EN-SUITE

with tiled flooring, WC incorporated into modern gloss storage cupboard with hand basin to side, LED mirror, stainless steel towel radiator, walk in shower cubicle with cubicle with rainfall shower over and separate hand attachment

### OUTSIDE

The property enjoys a low maintenance rear garden with patio seating area leading onto artificial lawn, to the rear of the garden there is a decked seating area with pergola. A gate to the rear allows access to the allocated parking space as well as the garage which has the remainder of a 999 year lease from January 2009.

### GARAGE

with up and over door

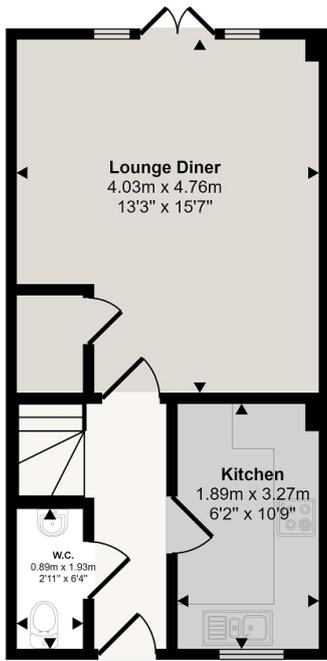
**Tenure** - Freehold

**Council tax** - Band D

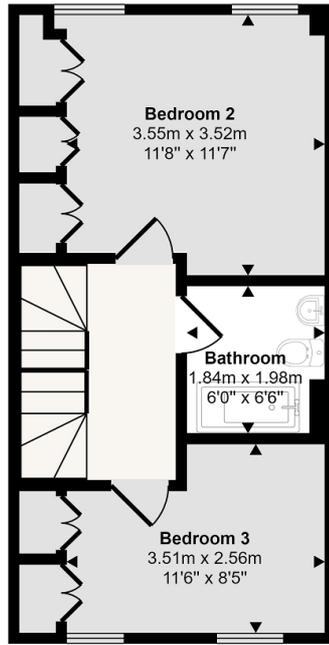
**Local Authority** - Ashford Borough Council



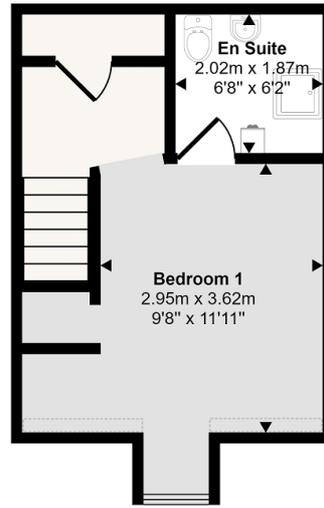
Approx Gross Internal Area  
104 sq m / 1116 sq ft



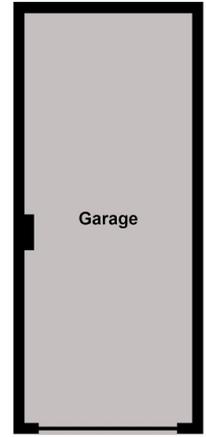
Ground Floor  
Approx 33 sq m / 357 sq ft



First Floor  
Approx 35 sq m / 374 sq ft



Second Floor  
Approx 23 sq m / 251 sq ft



Garage  
Approx 12 sq m / 133 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.