

for sale

guide price **£450,000**



Hawthorn Road Kingsnorth Ashford TN23 3LT

Tucked away at the end of a peaceful cul-de-sac and occupying a desirable corner plot within the sought-after Park Farm Development, this freehold property is perfect for families seeking comfort, convenience, and charm. Lovingly updated over two decades, it's ready to move into and enjoy.



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Entrance Hall

Cloakroom/Wc

Storage Area - Front Of Garage

8' 2" x 9' 6" (2.49m x 2.90m)

Study(Garage Conversion)

8' 6" x 6' 8" (2.59m x 2.03m)

Lounge

14' 8" x 13' 8" (4.47m x 4.17m)

Dining Room

10' 9" x 8' 6" (3.28m x 2.59m)

Kitchen

10' 2" x 7' 6" (3.10m x 2.29m)

Utility Room

6' 1" x 6' 8" (1.85m x 2.03m)

Conservatory

11' 3" x 9' 10" (3.43m x 3.00m)



First Floor

Landing

Bedroom 1

11' 3" x 10' 4" (3.43m x 3.15m)

En-Suite

Bedroom 2

8' 9" + door recess x 9' 9" (2.67m + door recess x 2.97m)

Bedroom 3

9' 4" + door recess x 6' 4" (2.84m + door recess x 1.93m)

Bedroom 4

7' 8" + door recess x 6' 1" (2.34m + door recess x 1.85m)

Bathroom

Outside

Driveway

Rear Garden

Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Unit 3 Moatfield Meadow Kingsnorth
 ASHFORD TN23 3LU

Property Ref: PFM406542 - 0022

Tenure: Freehold EPC Rating: C

Council Tax Band: E

view this property online
connells.co.uk/Property/PFM406542



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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