

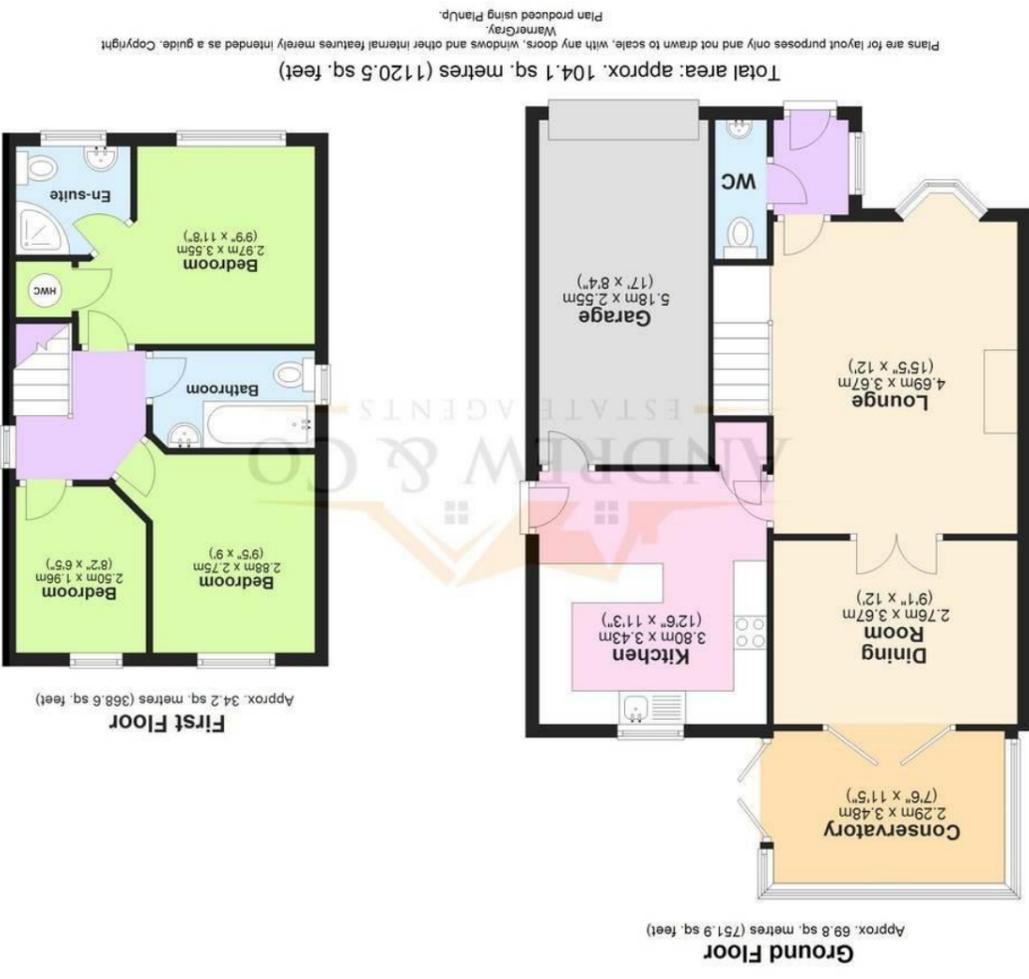
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and an illustration purpose which may not be to scale. If there are any important matters likely to affect your decision to buy please contact us before viewing the property.





Tucked away sitting alongside just four other houses is this lovely and beautifully presented family home. In recent years the sellers have made some improvements with the addition of a block-paved driveway, new front door, conservatory to the rear, updated en-suite and bathroom and a modern kitchen too. There is little here that will disappoint, yet there is space to extend and create some further bedrooms (neighbouring properties (opposite and 2 doors along) have both extended making further bedroom space) giving you the option to grow into your new home as time goes-by.

It doesn't surprise that Park Farm remains so popular with families when you consider the proximity to amenities

including children's play parks, countryside walks and a Tesco supermarket; all of which are within walking distance. Schooling options include Furley Park Primary Academy & Kingsnorth CofE Primary School, again both within easy walking distance. A local bus service also operates providing regular services throughout Ashford and into the town. Near-by road links include the A2070 for the M20 or in the opposite direction, the coast at Romney Marsh. The A2042 gives easy access into the town centre.

The accommodation on offers spans two floors, and comprises a hallway with downstairs cloakroom to the

- Three bedroom detached family home
- Nicely tucked away
- Generous garden
- Plenty of driveway parking plus a garage

front. Bay fronted lounge with feature electric fireplace and the stairs which lead up to the first floor. Double doors lead into the dining room, which in turn leads to the conservatory. The kitchen is accessed from the lounge and features plenty of worksurfaces and cupboards. There is a built-in electric oven, 4-burner gas hob and extractor hood above. There's also space and plumbing for a free-standing dishwasher, free-standing washing machine and large American-style fridge-freezer. Doors also lead from the kitchen to the side of the house and into the garden whilst an internal door gives access into the garage. Upstairs the landing gives access to the bedrooms and bathroom. To the rear and over looking the garden are two bedrooms, one of these is currently used a dressing room. The main bedroom overlooks the front of the house and features an en-suite shower room. The airing cupboard is also accessed from the bedroom. The family bathroom feature's a three-piece suite with a bath, wash hand basin and WC.

Externally to the front of the house is a block-paved driveway giving space for up to three cars to park comfortably. The garage can be accessed through the lift up door to the front. A path leads along the side of the house where there is secure gated access to the garden. The garden has been landscaped and planted, with a patio adjacent to the rear of the conservatory, garden shed, planted borders with mature trees and shrubs whilst the remainder of the garden is laid to lawn.

Tenure: Freehold

Local Authority: Ashford Borough Council

