

Ashford Office: 2 High Street,  
 Ashford, Kent, TN24 8SQ.  
**01233 632383**  
 E: info@andrewandco.co.uk  
 www.andrewandco.co.uk

New Romney Office: 24 High Street,  
 New Romney, Kent, TN28 8BY.  
**01797 362898**  
 E: info@andrewandco.co.uk  
 www.andrewandco.co.uk

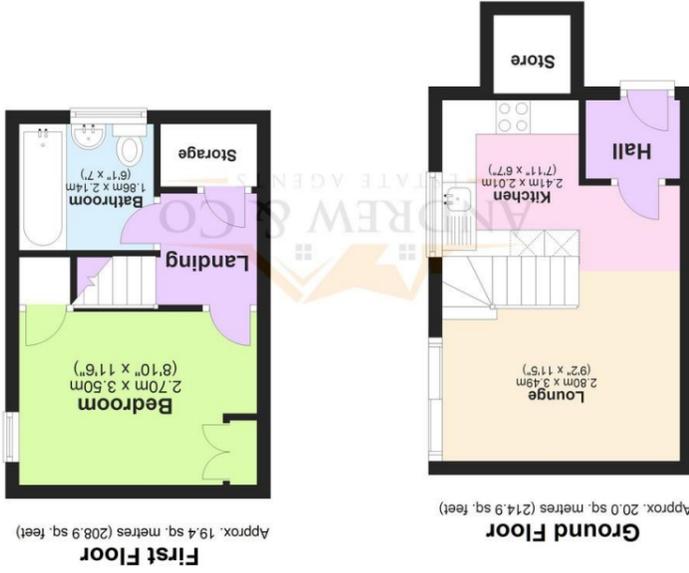
Maldstone Office: 38 Royal Star Arcade,  
 High Street, Maldstone, Kent, ME14 1JT.  
**01622 687698**  
 E: maldstone@andrewandco.co.uk  
 www.andrewandco.co.uk

Chertton Office: 30 Chertton High Street,  
 Folsomington, Kent, CT19 4ET.  
**01303 279955**  
 E: chertton@andrewandco.co.uk  
 www.andrewandco.co.uk

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.

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide. Copyright WarnerGray.  
 Plan produced using PlanUp.

Total area: approx. 39.4 sq. metres (423.8 sq. feet)





Fantastic opportunity for First Time Buyers or Investors! This one bedroom cluster house with garden and allocated parking is situated at the end of a cul-de-sac in the popular Park Farm development. Close to amenities, Town Centre and Train station this home should be on your viewing list.

Outside to the front you have a useful store, and the front door leads into a porch perfect for your coats and shoes. From the porch you open into an internal entrance which leads to the kitchen and lounge. The

kitchen comprises of a range of wall and base units with window over looking the rear garden. There is space under the counter for fridge, freezer and washing machine. The oven and hob are integrated and there is a stainless steel sink with drainer to side. The lounge area has sliding patio doors leading out to the rear garden and stairs leading to the first floor.

On the first floor, on the landing there is a storage cupboard and doors leading the bedroom and bathroom. The bathroom comprises of a panelled

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bath, pedestal wash hand basin and low level WC with window to rear. The bedroom has built in storage cupboard and double wardrobe.

Outside you have a generous rear garden which is mainly laid to lawn and not over looked to the rear. Gate side access and patio area.

**Tenure:** Freehold

**Local Authority:** Ashford Borough Council

