

5 Bramley Gardens Ashford, Kent TN23 6GY

A detached bungalow set away from passing traffic positioned on a flat level plot, offered to the market in good order. Other features to note include the conservatory, a well-presented and private garden and the newly fitted kitchen.

The property is sold with **NO ONWARD CHAIN**.

Guide Price: £295,000

Travel

- Ashford town centre and International train Station 1.5 miles
- Hythe 12 miles
- Shadoxhurst (nearest village) 3 miles

Services:

All mains services are connected

Viewing:

Strictly by appointment with the agent.

Description

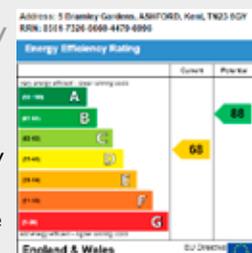
A reasonably modern detached bungalow that is well positioned in a quiet cul de sac formed of several other bungalows built in the same period. No.5 is located at the far left of the cul de sac and enjoys a very private rear garden, thanks to a mature hedge. Inside, there are two bedrooms.

The main bedroom having a suite of fitted bedroom furniture and the second bedroom a fitted wardrobe. The newly fitted kitchen overlooks the front garden and is open to the main living room at the rear. From here, sliding doors lead out into the conservatory and then onto the rear garden. In the garden there is a small patio, grass lawn and a timber-built garden shed.

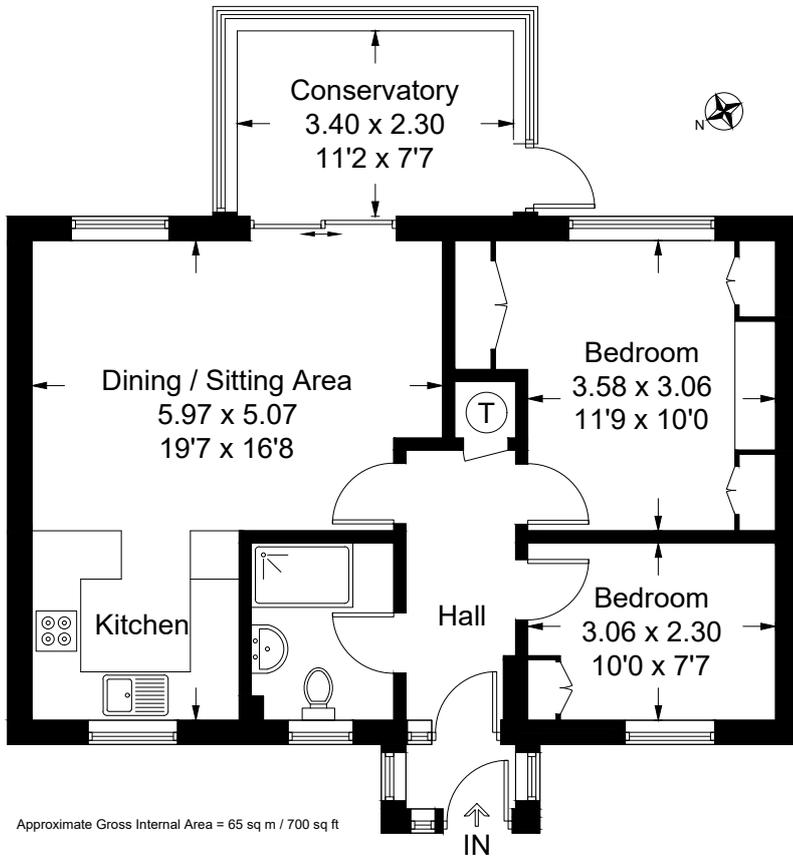
The property is heated via gas central heating and is double glazed. Adjacent to the unallocated visitor parking is a private driveway sold with the property.

Energy Efficiency Rating

This graph shows the current energy efficiency of this property. The full version of the certificate is available upon request.



5 Bramley Gardens, Ashford



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID556903)



Location:

Ashford itself and its surrounding villages enjoy the very best the 'Garden of England' has to offer. Beautiful 'Darling Buds of May' countryside, picturesque villages, tranquil fields, apple orchards and oast houses give this part of Kent its own special character. From its historic origins as a farming and market town, Ashford has evolved to meet the needs of the modern family with plenty to offer those who enjoy walking, cycling, golf, swimming and much more.

There is a good range of recreational and shopping facilities including a designer outlet and a multi-plex cinema all a short drive away. Ashford is served by excellent schools including highly regarded private and grammar schools.

There are fast road and rail connections to London and beyond with the high speed train taking approximately 37 minutes to

London St Pancras. The Channel Tunnel terminal lies just minutes away in Cheriton and the Eurostar services from Ashford International Station take you to Brussels, Lille and Paris within a matter of hours.

Directions

Bramley Gardens is located on the South side of Ashford. Coast bound on the M20 take the 3rd exit onto the A2070. Follow this all the way to the end and then pass straight over the roundabout towards the Ellingham Industrial site. At the next mini roundabout, turn left and then follow to the end where you should turn right at the mini roundabout. Passing over the next mini roundabout, turn right into Bramley Gardens and the property is located towards the end of the cul de sac on the left.

Sat Nav TN23 6GY.

Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/furnishings/furniture etc. photographed are included

in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

Ashford Office:

Romney House
Orbital Park
Ashford, Kent TN24 0HB
01233 506260

Tenterden Office:

9 The Fairings
Oaks Road
Tenterden, Kent TN30 6QX
01580 766766



Ashford Homes