

**MARTINS  
ESTATES**

SALES AND LETTINGS



**Asking Price £369,995**

**4 Song Thrush Drive  
Ashford, TN25 7FP**



A beautifully presented three bedroom detached house on the popular Finberry Village development and only minutes drive from the International Passenger Station and Junctions 10 and 10a of the M20. The property benefits from off road parking for two cars with shared car barn with power and light providing a single space with further space behind. The accommodation comprises entrance hall with under stair storage cupboard, stairs to the first floor and doors to the ground floor cloakroom with WC and wash hand basin. Further doors from the hall lead into the lounge with box bay window overlooking the front of the property. A further door from the hall leads into the kitchen dining room with double doors opening onto the rear patio, window to side and window to rear. the kitchen comprises of work surfaces to three walls with drawers and cupboards under and eye level cupboards over. There is a one and half bowl single drainer sink with mixer, integrated fridge freezer and dishwasher and space for automatic washing machine. A four ring gas hob with electric oven under sits below an extractor hood.

On the first floor there are three good sized bedrooms with two doubles and a single. Bedroom three overlooks the rear whilst bedroom two faces the front. The master bedroom overlooks the rear of the property and benefits from ensuite shower room with wash hand basin and WC as well as shower cubicle with thermostatically controlled mixer and bi folding full height glazed doors. A family bathroom has bath, WC, wash hand basin and window overlooking the front. The bath has tiled splash backs.

To the rear of the property is a fully enclosed rear garden with personal gate giving access to the car barn with power and light and the off road parking. The rear garden is principally laid to lawn with patio area.







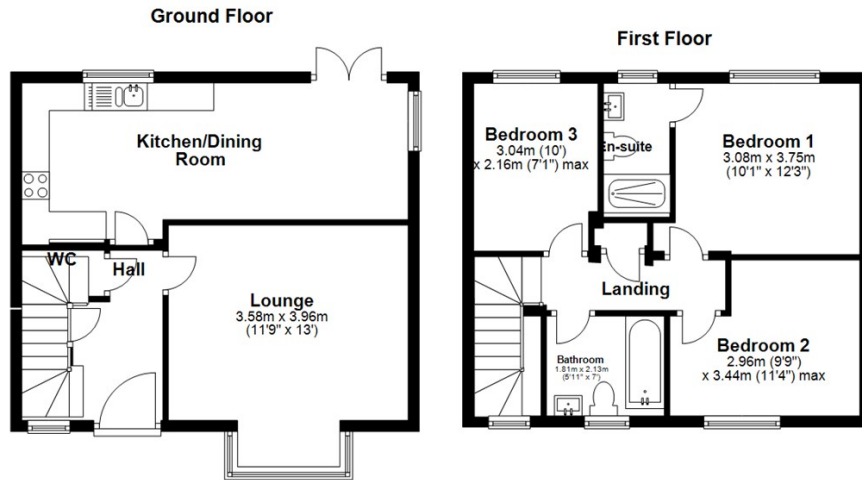












- Hall
- Ground Floor Cloakroom
- Lounge 11'9" x 13'3"
- Kitchen Diner 23' x 9'3"
- Bedroom 1 12'3" x 10'1"
- Ensuite Shower
- Bedroom 2 11'4" x 9'9"
- Bedroom 3 10'0" x 7'1"
- Family Bathroom



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>79</b>	
(69-80) <b>C</b>		
(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		

**England & Wales** EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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