

**MARTINS  
ESTATES**

SALES AND LETTINGS



**66 Mead Road  
Ashford, Kent TN24 0BT**

**Asking Price £365,000**



A beautifully presented three bedroom detached chalet bungalow situated in an established residential area close to the designer outlet and Ashford town centre. The property consists of an entrance hall with doors to all principal ground floor accommodation including the lounge with window opening over the front of the property. Bedroom three also overlooks the front of the property. The bathroom with bath, wash handbasin, WC, storage cupboard and over shower bath is fully tiled.

The hallway opens into a large kitchen diner with work surfaces to two walls with drawers and cupboards under and some eye level cupboards over. There is an inset hob with extractor over as well as high-level oven and grill as well as fitted fridge freezer, dishwasher and washing machine. There is a 1 1/2 bowl sink unit and open tread stairs with glass balustrades lead to up to the bedroom with ensuite shower room wash handbasin and WC and double doors opening into a walk-in wardrobe and double doors opening onto Juliet balcony.

A further door leads to the garden room with double doors onto a rear decked area. The garden room benefits from wall mounted radiator and wood burning stove.the gardens are well established and principally laid to lawn, with established borders, with storage shed.





### Hallway

Open plan, door to Front:

### Lounge

16'9" x 10'8" (5.10m x 3.26m)

Window to front, fireplace.

### Bedroom 3

11'8" x 9'7" (3.55m x 2.93m)

Window to front.

### Bedroom 2

12'10" x 9'7" (3.91m x 2.93m)

Window to rear, threeStorage cupboard, open plan, door to:

### Bathroom

Window to side, Storage cupboard, door to:

### Kitchen/Dining Room

17'1" x 15'1" (5.20m x 4.59m)

Window to side, stairs, door to:

### Garden Room

Window to side, window to rear, window to front, double door.

### Bedroom 1

23'4" x 22'5" (7.12m x 6.83m)

Skylight, double door, double door to Walk in Wardrobe, door to:

### En-suite Shower Room

Skylight.

### Boiler room

### Walk in Wardrobe

6'1" x 22'5" (1.85m x 6.83m)



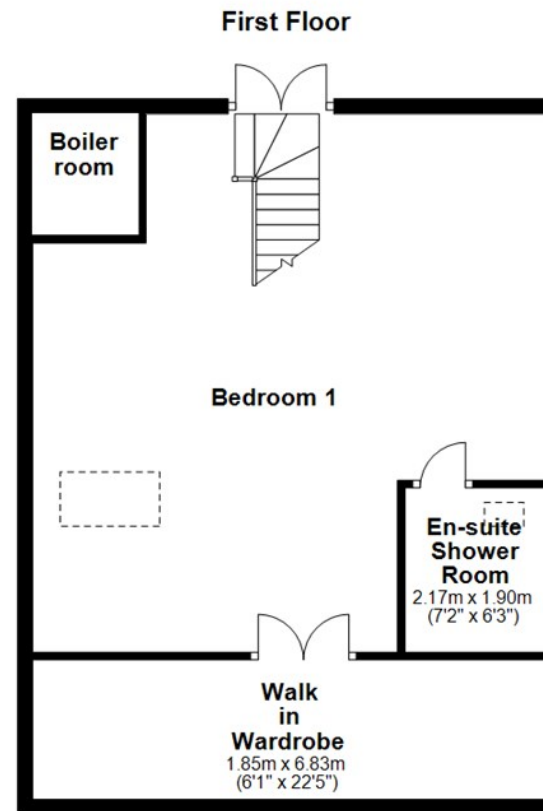
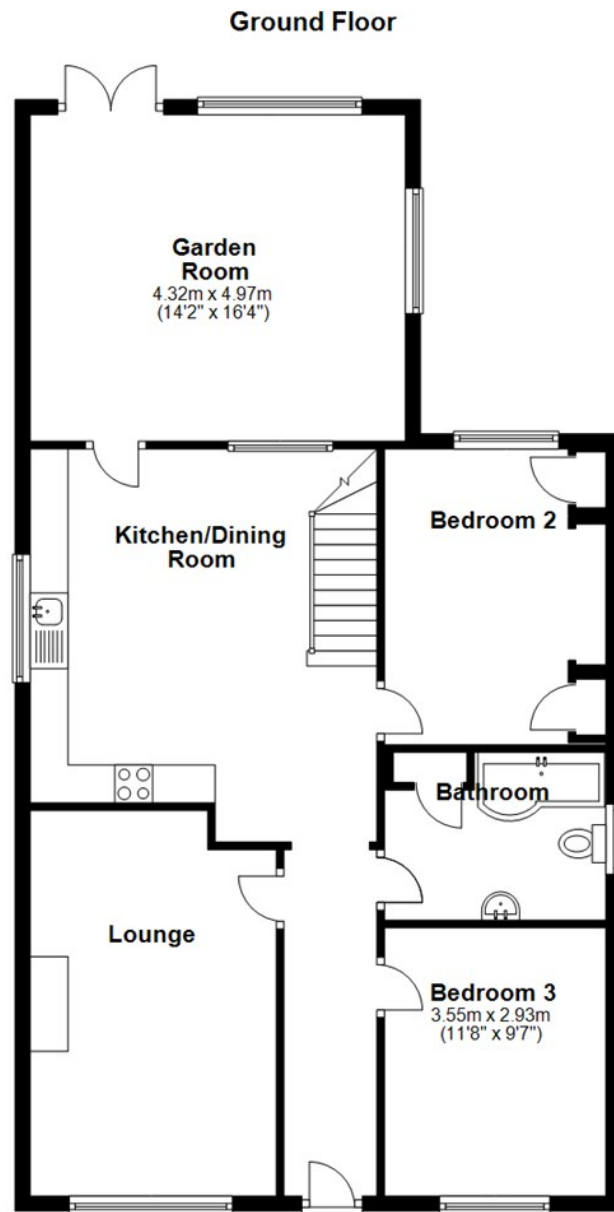












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 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>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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