

**MARTINS
ESTATES**
SALES AND LETTINGS



**7 Christopher Bushell Way
Ashford, Kent TN24 9PY**

Asking Price £365,000

7 Christopher Bushell Way, Ashford, Kent TN24 9PY

A well presented three bedroom attached house on the popular little Burton development and overlooking established trees and hedging on the edge of this popular development. The property comprises of entrance hallway with door to WC stairs to 1st floor landing and door to lounge with window overlooking the front of the property and double doors into dining area. Further open square arch into kitchen with work-surfaces to 3 walls drawers and cupboards under eye-level cupboards over. Double doors from the dining room into the conservatory and further doors lead from the conservatory into the rear garden. On the first floor there are three bedrooms and a family bathroom with the master bedroom enjoying an ensuite shower room with WC and wash hand basin. The property has off-road parking, garage with up and over door and personal door to rear garden

Ground Floor
Entrance Hall
Radiator.

Hall

Stairs, door to:

WC

Window to front.

Lounge

14'8" x 12'4" (4.47m x 3.76m)

Two windows to front, open plan to Dining Room, door to:

Dining Room

11'8" x 8'8" (3.56m x 2.64m)

Two windows to rear, door to:

Kitchen

11'8" x 7'2" (3.56m x 2.18m)

Window to rear, open plan, door to:

Conservatory

16'3" x 11' 10" (4.95m x 3.35m 3.05m)

Two windows to rear, two windows to side, double door, door.

Landing

Window to side, door to Storage cupboard, door to:

Bedroom 1

11'4" x 9'5" (3.45m x 2.87m)

Window to front, door to Storage cupboard, door to:

En-suite

Bedroom 2

9'10" x 9'6" (3.00m x 2.90m)

Window to rear, door to:

Bedroom 3

8'2" x 6'5" (2.49m x 1.96m)

Window to front, door to:

Bathroom

5'10" x 6'0" (1.79m x 1.83m)

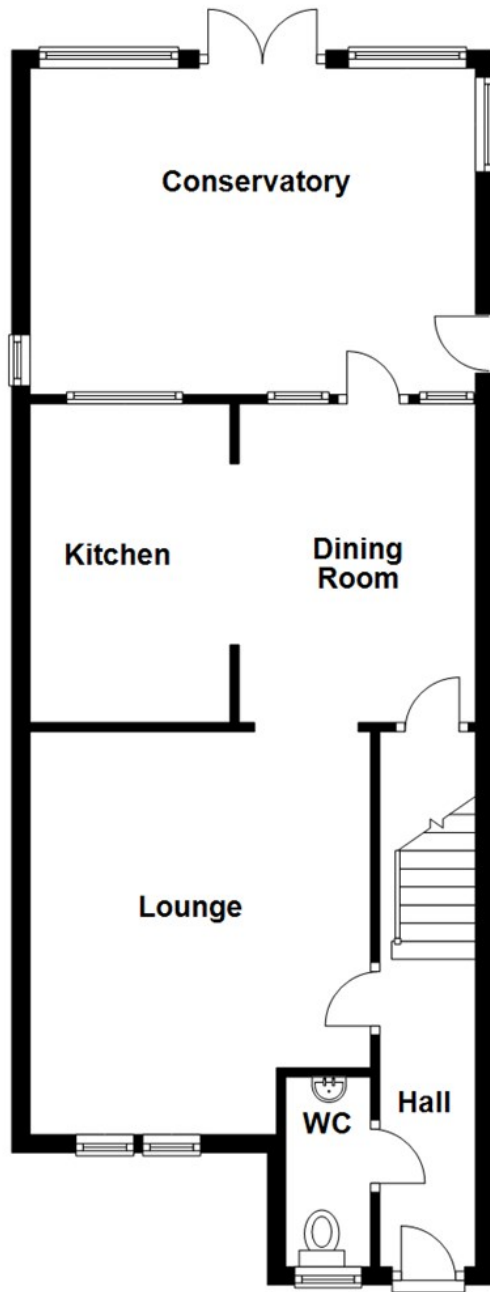
Window to rear, door to:

Storage cupboard.

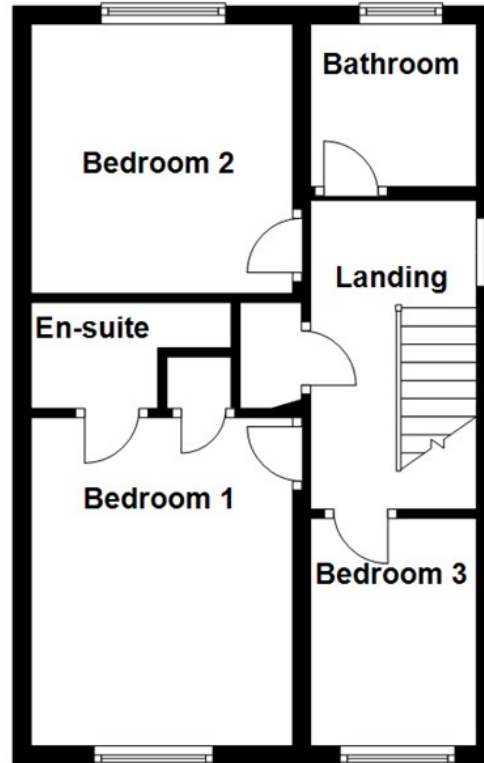
Storage cupboard.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		86
		59
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	EU Directive 2002/91/EC	

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