

**MARTINS
ESTATES**

SALES AND LETTINGS



**4 Laurence Hamilton Lane
Ashford, TN23 3GY**

Offers In Excess Of £270,000

A beautifully presented two bedroom mid terrace house with allocated parking on this popular development close to Waitrose, Repton Manor Primary school and local amenities. The accommodation comprises an entrance hall with a door to the downstairs WC with WC and wash hand basin. There is a door to the kitchen with work surfaces to three walls with drawers and cupboards under and eye level cupboards over. There is a space for a washing machine and dishwasher or tumble dryer as well a full-height space for a fridge freezer. The kitchen has a single drainer sink unit with a mixer and integrated gas hob with an electric oven and extractor over. The lounge diner has double doors and a window opening onto the rear garden. The first floor has a landing giving access to two bedrooms and a family bathroom with a suite comprising WC, wash hand basin and bath with shower and screen. To the rear of the property, there is a garden enclosed on all sides by panelled fencing that leads to an allocated parking space.



Lounge Diner

16'8" x 13'1" (5.1 x 4.0)

Kitchen

10'5" x 6'2" (3.2 x 1.9)

Bedroom

11'1" x 6'6" (3.4 x 2.0)

Bedroom

13'1" x 13'1" (4.0 x 4.0)

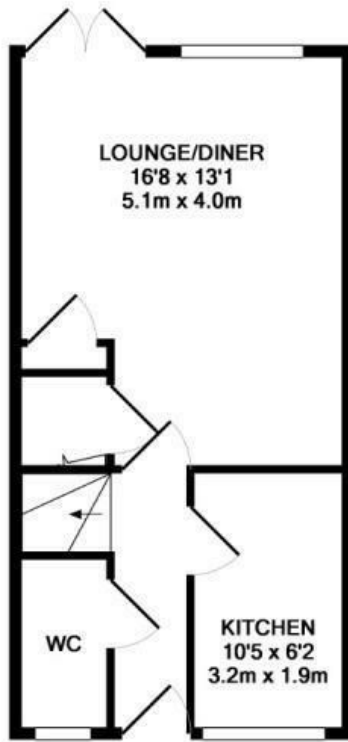
Bathroom

6'2" x 5'6" (1.9 x 1.7)

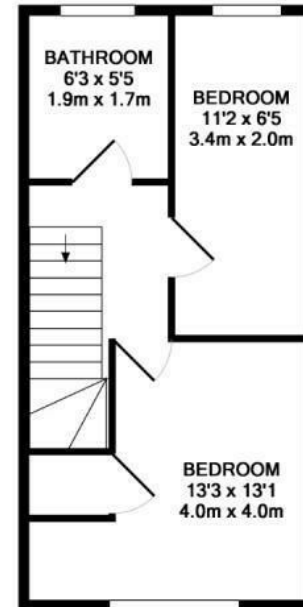




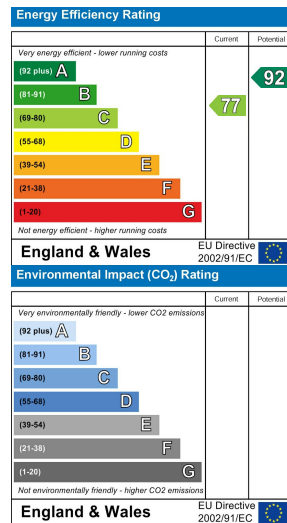




GROUND FLOOR
APPROX. FLOOR
AREA 353 SQ.FT.
(32.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 353 SQ.FT.
(32.8 SQ.M.)



69 HIGH STREET, ASHFORD, KENT TN24 8SF

Tel: 01233 610444

www.martinsstates.co.uk

email: sales@martinsstates.co.uk