

**MARTINS
ESTATES**
SALES AND LETTINGS

**2 Common Way
Ashford, Kent TN26 1EF**

Offers In The Region Of £299,995

A well proportioned family home in the heart of the village and minuted from the beautiful Hothfield Common, a haven for wildlife and dog walkers and families looking for a slice of the country life but still only a few miles from Ashford and the International Passenger Station with trains to St Pancras in 36 minutes. A beautifully presented and refurbished three bedroom mid terrace house in this popular village location that has undergone complete refurbishment to include a new boiler with new radiators, new kitchen, reconfigured bathroom, new carpet and vinyl throughout, new internal doors. Accommodation comprises entrance doorway into entrance hall, stairs to first-floor landing and door to lounge with window overlooking the front of the property and open square open arch into kitchen diner with worksurface to 2 walls breakfast bar some eye level cupboards extractor hood four ring gas hob electric oven drawers and cupboards under, space for washing machine double doors open to rear garden and door to under stairs storage cupboard On the first floor there are three bedrooms and a family bathroom. The property is close to Hothfield Heathlands Nature Reserve which is perfect for picturesque walks and wildlife. The village offers a local shop with Post Office, childrens play ground, a large community centre, is on a bus route and Charing train station is just a few miles away.

Viewing is highly recommended!



Hallway

Door to front and stairs to first-floor landing.

Kitchen

10'0" x 19'3" (3.06m x 5.86m)

Window to rear, door to Storage cupboard, double door, door to:

Under stair storage cupboard

Understair storage cupboard.

Lounge

11'2" x 14'0" (3.40m x 4.27m)

Window to front, open plan square arch to kitchen diner and door to hallway.

Landing

Door to:

Bedroom 1

10'11" x 6'7" (3.32m x 2.00m)

Window to front, door to landing and door to single fitted cupboard.

Bedroom 2

9'3" x 12'4" (2.82m x 3.75m)

Window to rear, door to landing and door to storage cupboard.

Bedroom 3

8'2" x 7'4" (2.49m x 2.24m)

Window to front, door to landing.

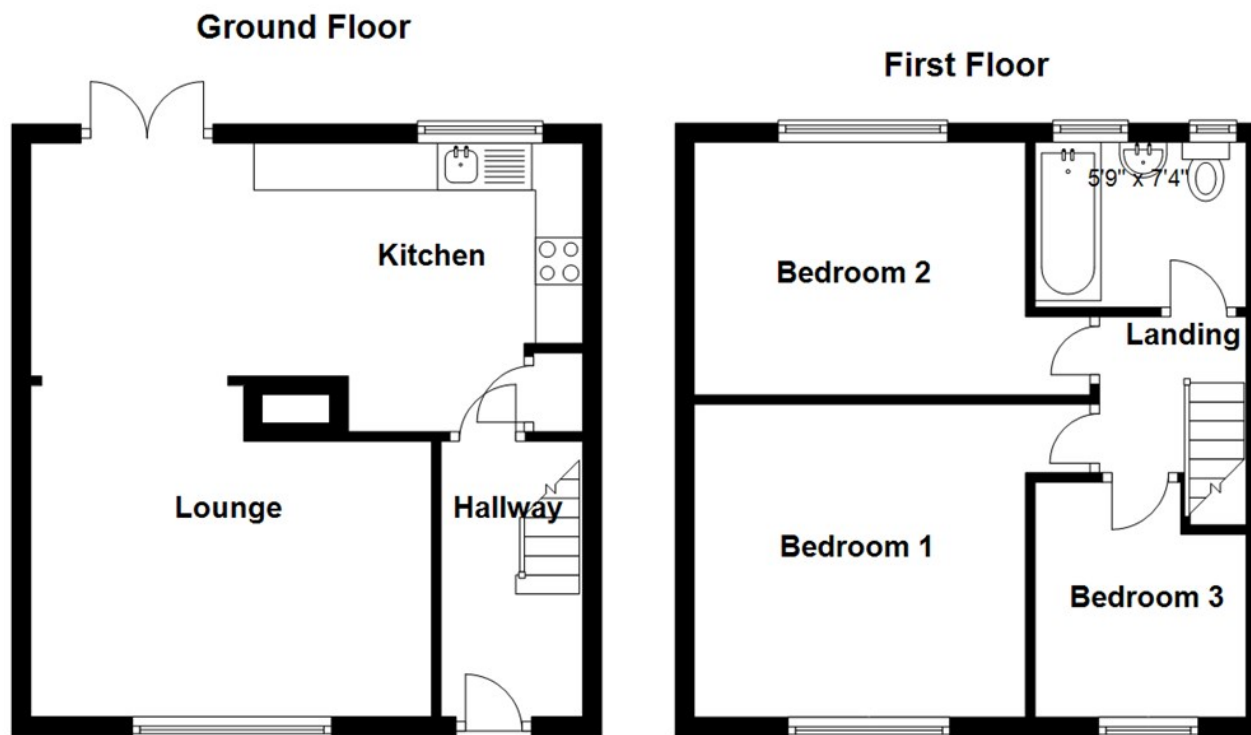
Bathroom

With bath with mixer and shower attachment, wash hand basin and WC. Two windows to rear and door to landing.









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		
England & Wales 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		
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