

# MARTINS ESTATES

SALES AND LETTINGS

69 High Street  
Ashford  
Kent  
TN24 8SF

Tel: 01233 610 444



**96 Hillbrow Lane, Kent, TN23 4YA**

**Offers In Excess Of £310,000**

Welcome to 96 Hillbrow Lane, a charming semi-detached house nestled in the picturesque town of Ashford, Kent. This delightful property boasts a spacious reception room, perfect for entertaining guests or relaxing with your family. With three cosy bedrooms and three modern bathrooms, there's plenty of space for everyone to enjoy.

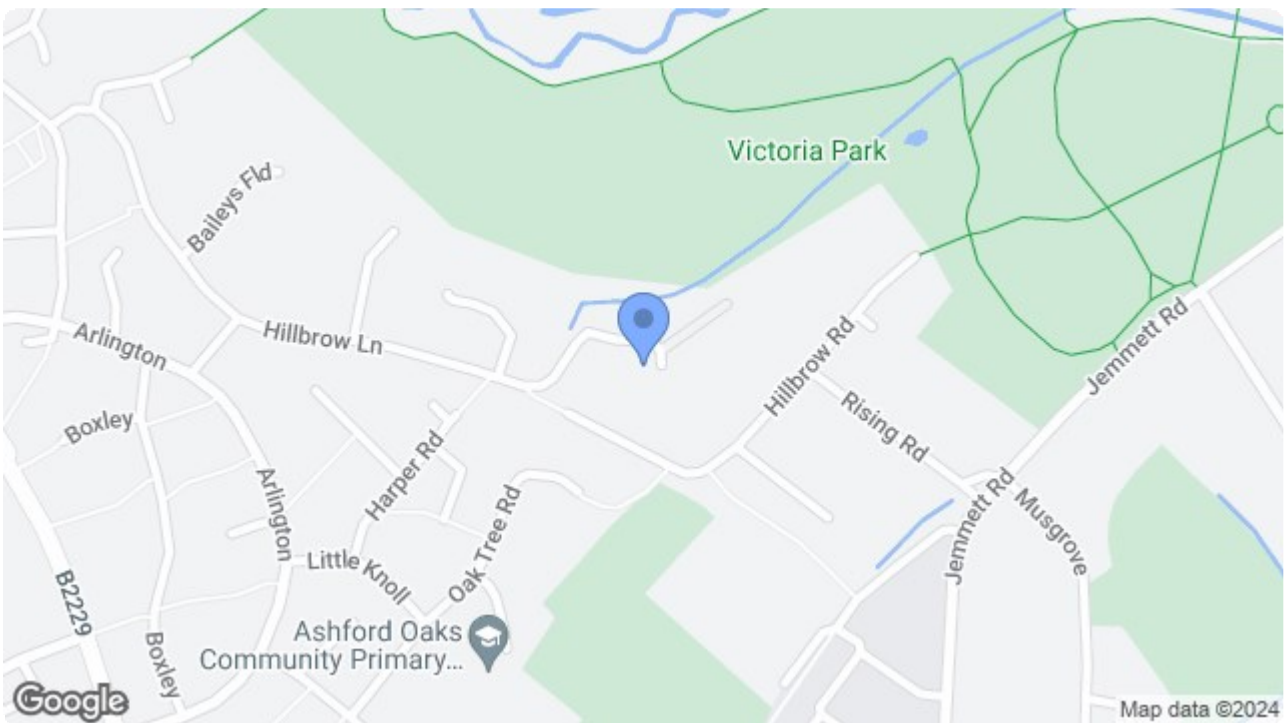
Built between by Boris, this home combines contemporary design with a homely feel. The property offers off road parking for up to three vehicles, ensuring convenience for you and your guests.

Situated in a peaceful cul-de-sac setting, this house provides a tranquil environment for you to call home. Being on the market for the first time since it was built, this is a rare opportunity to make this house your own and add value through your personal touch.

Don't miss out on this fantastic chance to own a property with no onward chain, making the buying process smooth and hassle-free. Embrace the potential of 96 Hillbrow Lane and envision the wonderful memories you could create in this lovely home.

96 Hillbrow Lane, Kent, TN23 4YA





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>83</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>			
<i>Not energy efficient - higher running costs</i>			
		<b>65</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			<b>81</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>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
		<b>60</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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