



MARTINS ESTATES

SALES AND LETTINGS

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61 Wagtail Walk, Ashford, TN25 7GE

Offers In Excess Of £290,000

Welcome to this charming two-bedroom house located on Wagtail Walk in the desirable Finberry area of Ashford. Built in 2017, this property boasts a modern design and is beautifully presented throughout, making it an ideal choice for those seeking a comfortable and stylish home.

Spanning 775 square feet, the house offers a well-thought-out layout that maximises space and light. The ground floor features a convenient cloakroom, perfect for guests and everyday living. The open-plan living area is inviting and provides a wonderful space for relaxation and entertaining. The fitted kitchen diner comes complete with a fridge freezer and dishwasher, ensuring that your culinary needs are well catered for.

The two bedrooms are generously sized, providing ample room for rest and personalisation. The bathroom is well-appointed, and has a bath and a separate shower cubicle as well as a WC and wash hand basin, offering a tranquil space to unwind after a long day.

One of the standout features of this property is the parking space available for two vehicles, a rare find in many modern developments. Situated within the popular Finberry development, residents can enjoy a sense of community while being close to local transport links.

This delightful house is perfect for first-time buyers, small families, or those looking to downsize. Its modern conveniences and attractive location present a wonderful opportunity to secure a lovely home in Ashford. Do not miss the chance to view this exceptional property.

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Cloakroom

3'7" x 4'7" (1.10 x 1.42)

Living Room

14'0" x 14'0" (4.28m x 4.28m)

Kitchen / Diner

9'5" x 13'10" (2.89 x 4.22)

Hallway

3'6" x 4'3" (1.09 x 1.30)

Landing

7'0" x 3'10" (2.15 x 1.18)

Bedroom One

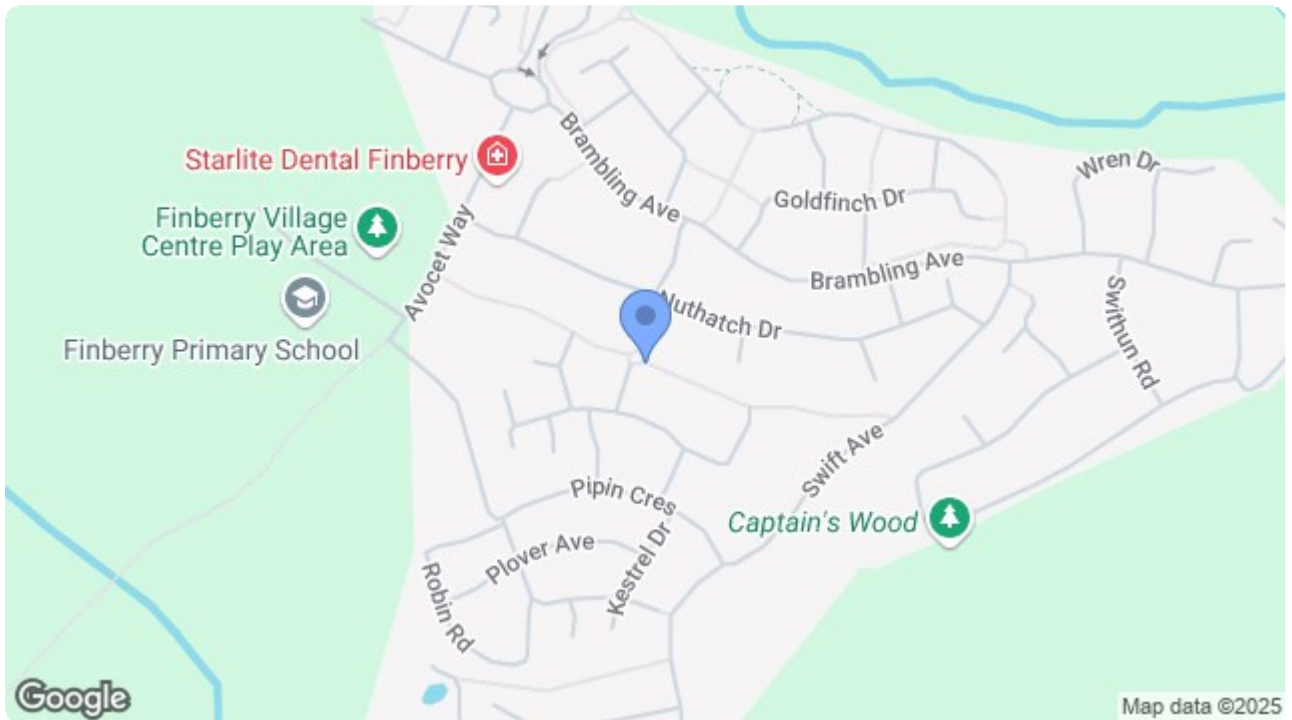
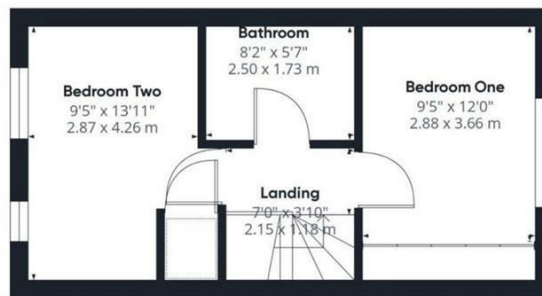
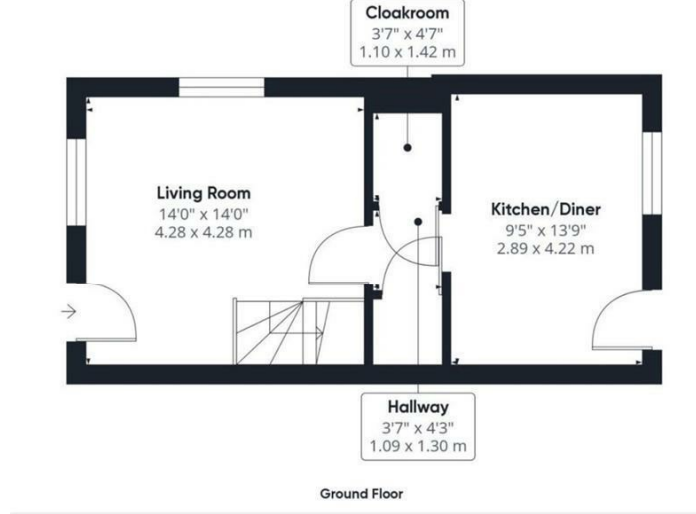
9'5" x12'0" (2.88 x3.66)

Bathroom

8'2" x 5'8" (2.50 x 1.73)

Bedroom, Two

9'4" x 13'11" (2.87 x 4.26)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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