



MARTINS ESTATES

SALES AND LETTINGS

Martins Estates Sales And Lettings High Street
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Kent
TN24 8SF

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1 The Wish, Ashford, TN26 2NB

£349,995

Martins Estates are proud to offer this semi detached family home located in the sought after hamlet of Kenardington just outside Ham Street near Ashford. Kenardington is located approximately two miles from Ham Street which has a local grocery shop, pub, primary school, doctors surgery and other amenities plus Ham Street train station giving access to Ashford International and Brighton. The property itself is a must view home with accommodation comprising entrance porch, entrance lobby, lounge, super kitchen/diner and conservatory to the ground floor with three bedrooms and a family bathroom located from the first floor landing. Externally there is a block paved driveway to the front for off road parking for three vehicles with a generous rear garden incorporating a detached work shop with light and power. There are countryside aspects to both the front and rear and we strongly recommend viewing the property as soon as possible.

1 The Wish, Ashford, TN26 2NB

Entrance Porch

Accessed via a double glazed entrance door and featuring coved ceiling with recessed spotlighting, double glazed window to front, ceramic tiled flooring and door opening to

Entrance Lobby

stairs leading to first floor landing, ceramic tiled flooring, doors opening to

Lounge

16'2" x 10'0" (4.93 x 3.05)

16' 2" x 10' 0" (4.93m x 3.05m) Accessed via the entrance lobby and featuring coved ceiling, double glazed windows to the front and rear, radiator, feature fireplace with wooden surround and mantle piece plus wood burning stove inset, TV point

Kitchen / Dining Room

16'6" x 16'0" (5.03m x 4.9m)

16' 6" x 16' 1" (5.03m x 4.9m) Inclusive of units. Accessed via the entrance lobby and featuring coved ceiling with recessed spotlighting, double glazed window to the front, double glazed window to the rear, double glazed door opening to conservatory, double radiator, under stairs storage cupboard, ceramic tiled flooring, the kitchen units are of a cream colour and shaker style incorporating wall and base units plus fitted drawers and tall boy with wooden work tops to some base units and wooden effect work tops to others, ceramic Butler sink with mixer tap, tiled walls, stainless steel range cooker with stainless steel extractor chimney over, fitted American style fridge/freezer, integral wine rack,

Conservatory

9'6" x 9'3" (2.9m x 2.84)

9' 6" x 9' 4" (2.9m x 2.84m) Access via the kitchen/diner and featuring dwarf walls, double glazed windows to three aspect and a double polycarbonate roof, double glazed door to right aspect and double glazed French doors to left aspect, ceiling fan, radiator and ceramic tiled flooring.

First Floor Landing

Loft hatch (not inspected), coved ceiling, built-in airing cupboard, double glazed window to the rear in recess (recess has power point and in our opinion would be ideal for a computer work station) and doors opening to

Bedroom One

13'3" x 8'11" (4.04m x 2.74)

13' 3" x 9' 0" (4.04m x 2.74m) Featuring coved ceiling, double glazed window to the front with partial views towards farm land, built-in double wardrobe, TV point and laminate style flooring.

Bedroom Two

12'0" x 10'2" (3.66m x 3.12)

12' 0" x 10' 3" (3.66m x 3.12m) Featuring coved ceiling, double glazed window to the front aspect with views over farmland, fitted double wardrobe with sliding doors, fitted shelving, TV point

Bedroom Three

10'2" x 6'11" (3.12m x 2.13)

10' 3" x 7' 0" (3.12m x 2.13m) Featuring coved ceiling, double glazed window to the rear overlooking garden and farmland to the rear, radiator, telephone point and TV point

Bathroom

Featuring frosted double glazed window to the rear, double

radiator, three piece bathroom suite comprising bath with taps plus electric shower over, vanity wash hand basin, closed coupled WC and part tiled walls.

External

Front Garden

The front is laid to block paving providing off road parking with steps leading up to front entrance door with gated access to the rear garden

Rear Garden

Comprising paved patio over two tiers with steps down to a further patio and shaped lawn, fence enclosed to three aspects, two gates opening to further garden area used as a store area with oil tank, plus shed, double glazed door opening to

Workshop

19'3" x 8'11" (5.87m x 2.74)

19' 3" x 9' 0" (5.87m x 2.74m) Featuring a double glazed window to the front, light and power and loft space with light.

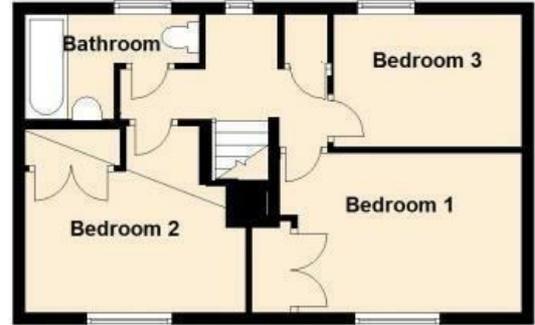
Ground Floor

Approx. 49.0 sq. metres (527.4 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.5 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		58	72
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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