



MARTINS ESTATES

SALES AND LETTINGS

Martins Estates Sales And Lettings High Street
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TN24 8SF

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15 The Pasture, Ashford, TN24 9ND

Offers In Excess Of £375,000

Beautifully Presented Three-Bedroom Semi-Detached Home in Popular Kennington

This immaculately presented three-bedroom semi-detached property is located in a highly sought-after part of Kennington, close to local shops, amenities, and convenient bus routes.

Offering generous living accommodation, a well-designed low-maintenance garden, and excellent off-road parking, this home is perfect for families, couples, or anyone seeking a move-in-ready property in a great location.

Inside, the property boasts a stylish kitchen with ample space for a washing machine, dishwasher, and full-height fridge freezer. The kitchen is well-equipped with fitted oven, hob, and extractor fan, complemented by work surfaces along two walls and a breakfast bar for casual dining.

The modern family bathroom is fitted with a contemporary P-shaped bath and overhead shower, complete with both a drench head and rinse head for a spa-like experience.

Accommodation includes two well-proportioned double bedrooms and a third single bedroom, making this a versatile home that can easily accommodate guests, a home office, or a nursery.

Outside, the rear garden is fully enclosed, providing both privacy and security, and features a lovely patio area ideal for entertaining or relaxing.

A personal side gate gives convenient access to the front of the property. To the front, there is off-road parking for two vehicles, adding to the practicality of this attractive home.

Situated in a popular residential area, this property is within easy reach of local amenities and offers excellent transport links.

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Kitchen/Dining Room

17'11" x 8'11" (5.48 x 2.73)

Sitting Room

13'11" x 11'11" (4.26 x 3.65)

Bedroom One

10'0" x 9'10" (3.06 x 3.02)

Bedroom Two

13'1" x 10'0" (3.99 x 3.07)

Bedroom Three

8'5" x 7'8" (2.58 x 2.35)

The Pasture, Ashford, TN24

Approximate Gross Internal Area = 80.3 sq m / 864 sq ft

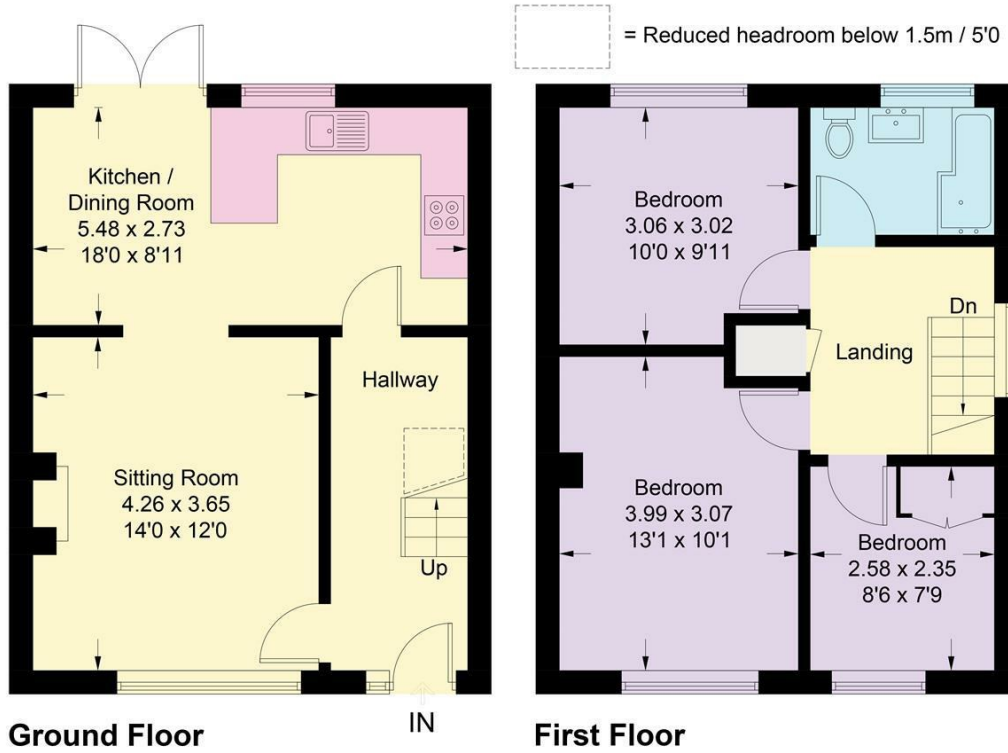
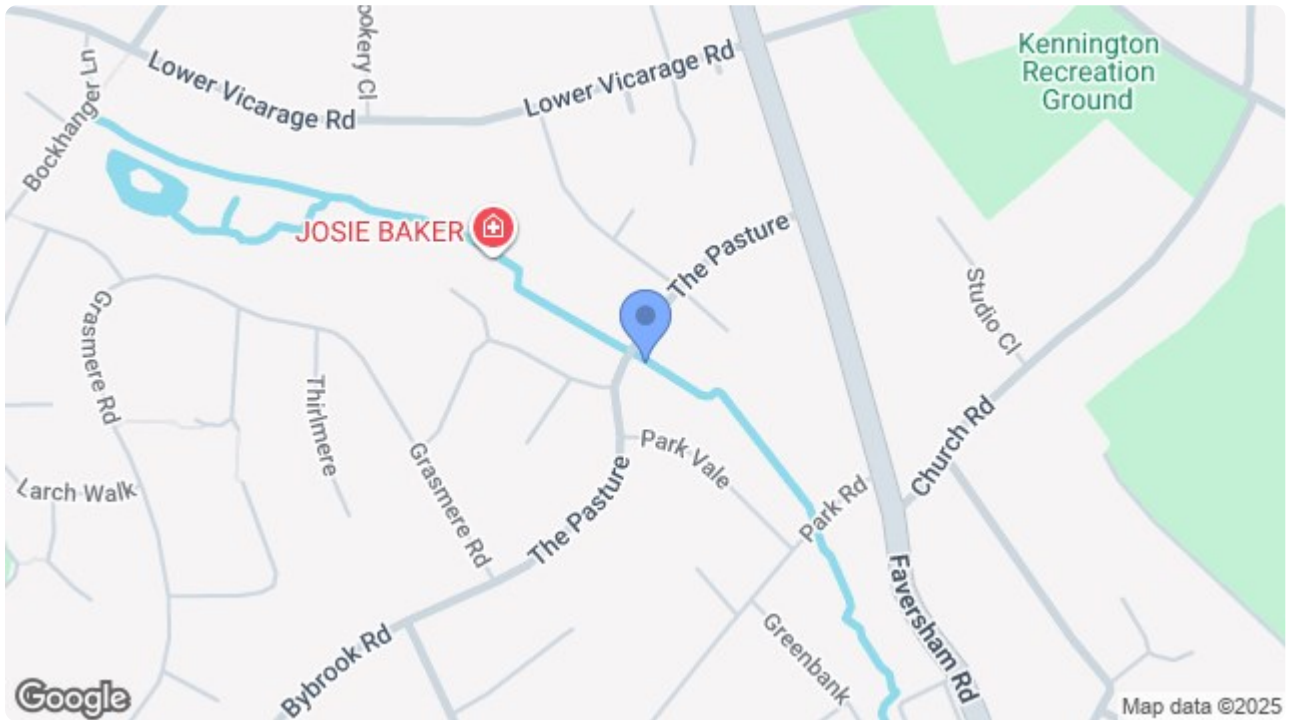


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1235127)



| 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 | | 70 | 79 |
| | | 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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