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Martins Estates Sales And Lettings High Street  
Ashford  
Kent  
TN24 8SF

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**50 Fairview Drive, Ashford, TN24 0RP**

**£325,000**

This superb property has recently undergone a programme of redecoration, including a newly fitted kitchen and bathroom, and is offered to the market in excellent order throughout. Situated on a popular residential estate close to Junctions 10 and 10a of the M20, as well as the William Harvey Hospital, the home combines convenience with modern living.

The accommodation comprises an entrance hallway with cloakroom, a spacious lounge opening into a dining area, and a stylish, contemporary kitchen. To the first floor there are three well-proportioned bedrooms, including a master bedroom with its own dressing room, together with a modern family bathroom.

Externally, the property benefits from an enclosed rear garden and a garage, providing both storage and parking.

This is a fantastic opportunity to purchase a home ready to move straight into, in a sought-after location.

## 50 Fairview Drive, Ashford, TN24 0RP

### Lounge

19'1" x 11'7" (5.82m x 3.54m )

### Dining Room

9'11" x 8'10" (3.04m x 2.70m )

### Kitchen

9'11" x 7'4" (3.04m x 2.24m )

### Bedroom One

11'1" x 11'0" (3.38m x 3.36m )

### Bedroom Two

11'3" x 10'3" (3.45m x 3.13m )

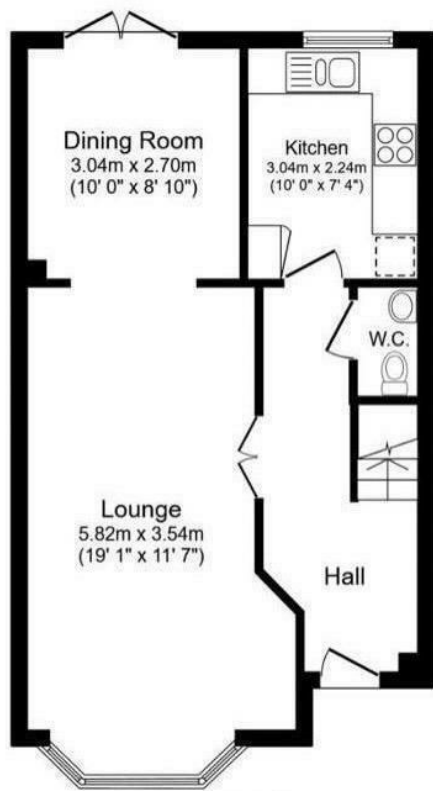
### Bedroom Three

9'4" x 5'10" (2.85m x 1.80m )

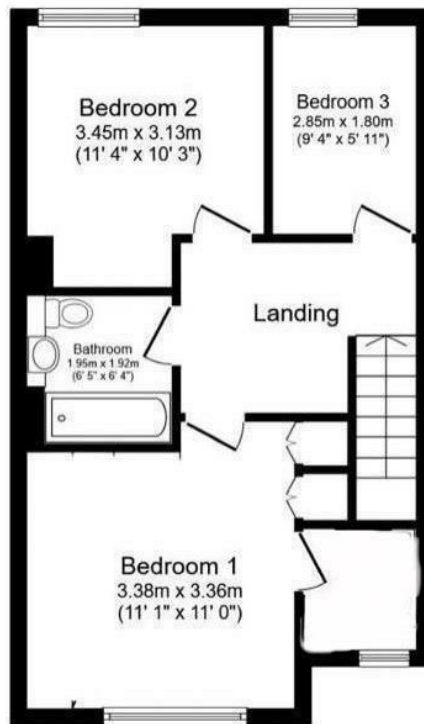
### Garage

16'3" x 7'10" (4.96m x 2.39m )

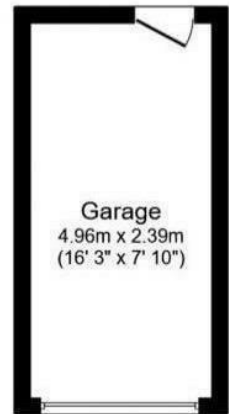




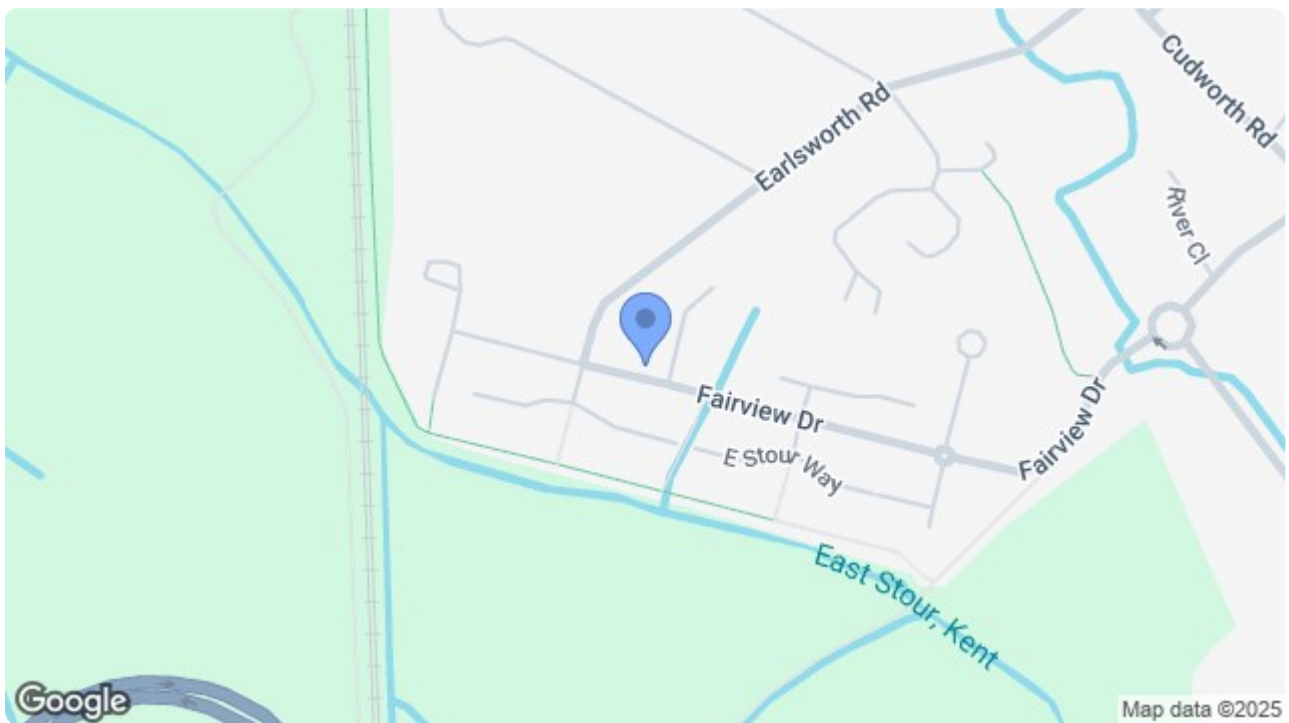
**Ground Floor**



**First Floor**



**Garage**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		71	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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