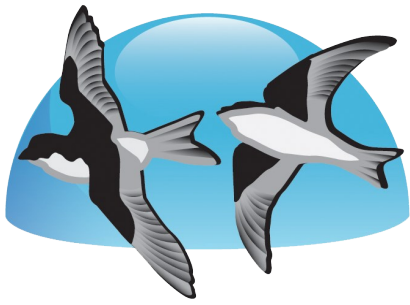




MARTINS ESTATES

SALES AND LETTINGS

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

Tel: 01233610444



5 Christopher Bushell Way, Ashford, Kent TN24 9PY

Asking Price £377,500

Situated in the ever-popular residential area of Kennington, this beautifully presented three bedroom detached family home offers stylish, move-in-ready accommodation in a sought-after location on the northern side of Ashford.

Recently redecorated and benefitting from brand new carpets, the property provides bright, well-proportioned living space ideal for modern family life.

Ground Floor

The welcoming entrance hallway sets the tone for the home, leading through to a generous lounge/diner — a versatile open-plan space perfect for both relaxing evenings and entertaining guests. Large windows ensure excellent natural light, creating a warm and inviting atmosphere. A convenient downstairs cloakroom adds practicality for family living and visitors alike.

First Floor

Upstairs, the property offers three well-appointed bedrooms. The master bedroom benefits from built-in wardrobes and a private en-suite shower room, providing excellent storage and a touch of luxury. Two further bedrooms are ideal for children, guests, or home working, served by a contemporary family bathroom.

Outside

Externally, the property enjoys both front and rear gardens, ideal for outdoor dining and family enjoyment. A driveway and garage provide valuable off-road parking and additional storage — a significant advantage in this desirable residential setting.

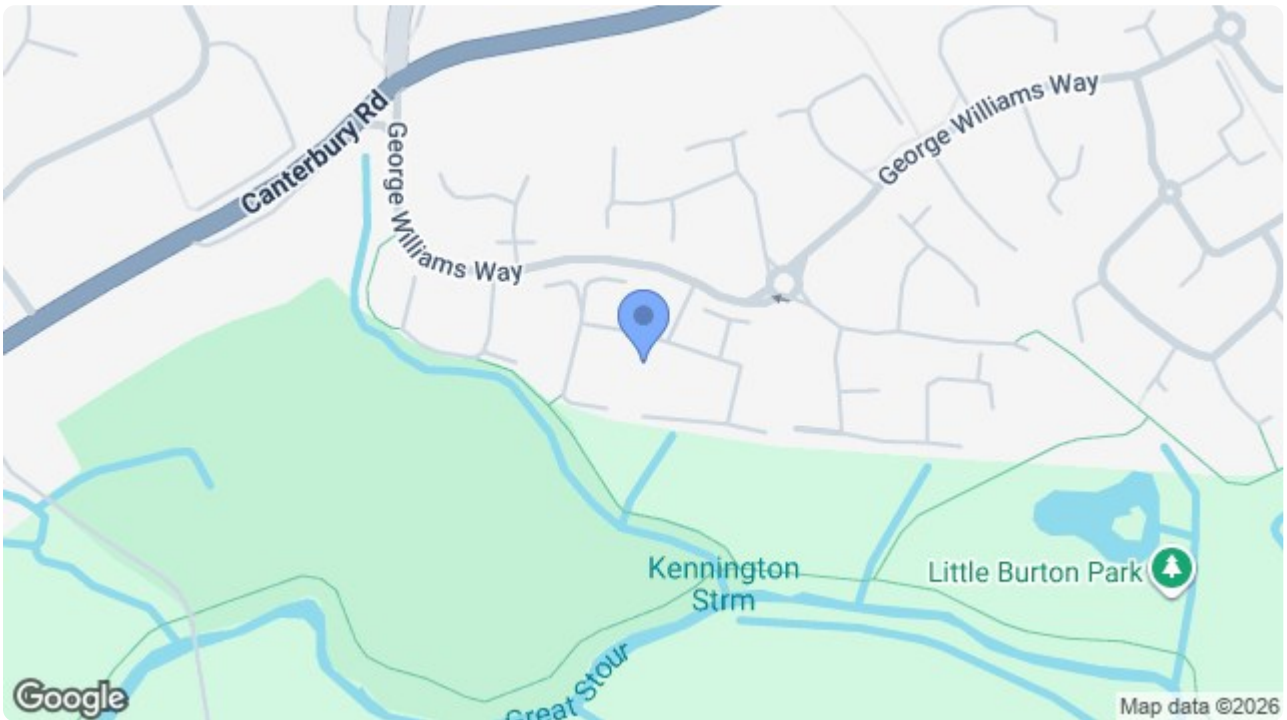
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Ground Floor - 43.3 sq m / 466 sq ft

First Floor - 40.6 sq m / 437 sq ft

Approximate Gross Internal Area = 83.9 sq m / 903 sq ft
Garage = 15.0 sq m / 161 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(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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