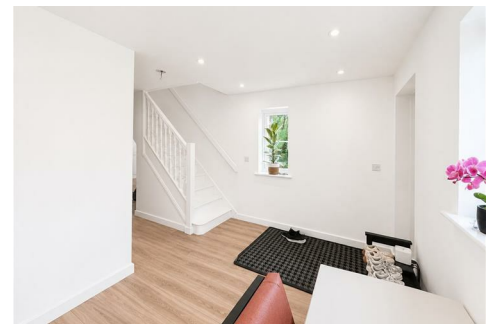


# MARTINS ESTATES

SALES AND LETTINGS

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

Tel: 01233610444



**7 Squirrel Lane, Ashford, TN25 4GG**

**Asking Price £385,000**

Situated at the end of a quiet cul-de-sac and adjoining an attractive area of woodland, this beautifully presented and extended three-bedroom semi-detached home offers a wonderful blend of privacy, space and modern living.

The property enjoys a secluded setting with woodland walks quite literally on the doorstep, whilst still providing excellent family accommodation throughout.

Upon entering, you are welcomed by a spacious entrance hallway, currently offering the flexibility to be used as a playroom, study or work-from-home space. There is also a convenient downstairs cloakroom. To the rear of the property, the bright and spacious lounge/dining room overlooks the garden, creating an ideal space for both relaxing and entertaining.

The well-appointed kitchen is fitted with a breakfast bar and a range of integrated appliances including a full-height fridge, dishwasher and wine fridge, together with a four-ring electric hob, high-level oven and extractor. A window overlooks the front of the property and the kitchen opens into a useful utility area with space and plumbing for a washing machine and additional space for a tumble dryer. A courtesy door leads directly out to the rear garden.

To the first floor, there are three generous double bedrooms along with a large family bathroom comprising a bath, WC, wash hand basin and a spacious walk-in shower with glazed screen.

Externally, the property benefits from gardens to both the front and rear, with ample off-road parking for several vehicles. The adjoining woodland provides a wonderful sense of seclusion and offers excellent nearby walks, making this an ideal home for families and those who enjoy the outdoors.

## 7 Squirrel Lane, Ashford, TN25 4GG

### Lounge/ Dining Room

16'11" x 12'4" (5.16m x 3.78m)

### Hall/ work from Home Space

12'4" x 8'6" (3.77m x 2.60m )

### Kitchen / Breakfast Room

17'0" x 8'2" (5.19m x 2.50m )

### Bedroom

12'4" x 8'5" (3.78m x 2.57m)

### Bedroom

12'5" x 9'9" (3.79m x 2.98m )

### Bedroom

21'4" x 8'4" (6.51m x 2.56 )

# Squirrel Lane, Ashford, TN25

Approximate Gross Internal Area = 108.5 sq m / 1168 sq ft

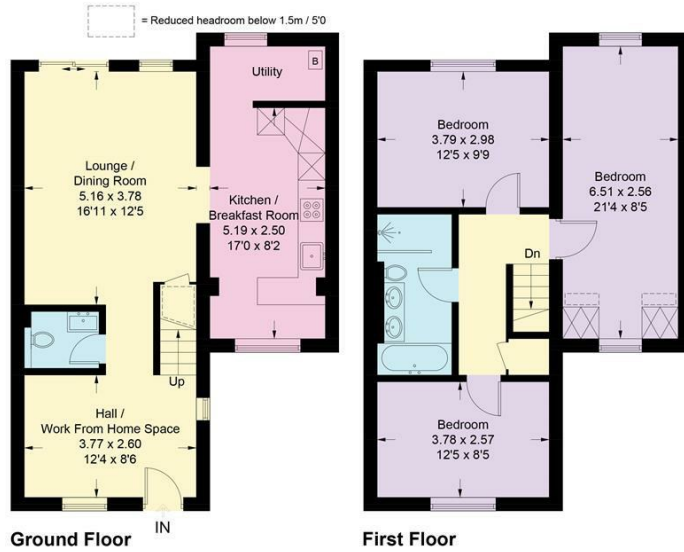


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1297789)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		74	84
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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