

**MARTINS
ESTATES**
SALES AND LETTINGS



**8 Butterside Road
Ashford, Kent TN23 3PD**

Asking Price £320,000

Situated within the ever-popular Park Farm development, this three-bedroom semi-detached family home presents an excellent opportunity for buyers looking to place their own stamp on a well-proportioned property in one of Ashford's most established residential locations.

Offering generous living accommodation throughout, the property has been realistically priced to reflect the updating now required, providing superb potential for improvement and value enhancement.

The ground floor comprises a welcoming entrance hall, downstairs cloakroom and a fitted kitchen arranged with work surfaces to four walls, complemented by a range of base units and matching high-level cupboards. To the rear of the property is a spacious lounge/diner, creating an excellent family and entertaining space, which opens directly into the conservatory overlooking the rear garden. A personal door also provides internal access to the garage, which benefits from an up-and-over door to the front.

Upstairs, the property offers three genuine double bedrooms along with a family bathroom and separate shower room, making it particularly well suited to growing families or those requiring flexible living space.

Externally, the rear garden offers excellent potential to create a lovely outdoor family environment, while the garage and driveway provide valuable parking and storage options.

The home is found within the sought after Park Farm development, a location particularly favoured for its family-friendly atmosphere, surrounding woodland walks and excellent convenience for everyday amenities. Well regarded primary and secondary schools are nearby, together with local shopping facilities and supermarkets.

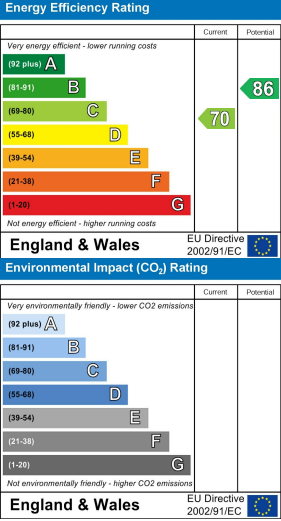
Ashford town centre offers an excellent selection of high street shops, restaurants, bars and leisure facilities, together with the increasingly popular Elwick Place leisure complex and cinema. For commuters, Ashford International provides high-speed rail services to London St Pancras in approximately











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