



# MARTINS ESTATES

SALES AND LETTINGS

69 High Street  
Ashford  
Kent  
TN24 8SF

Tel: 01233 610 444



## 1 Laurence Hamilton Lane, Ashford, TN23 3FH

**£1,750 PCM**

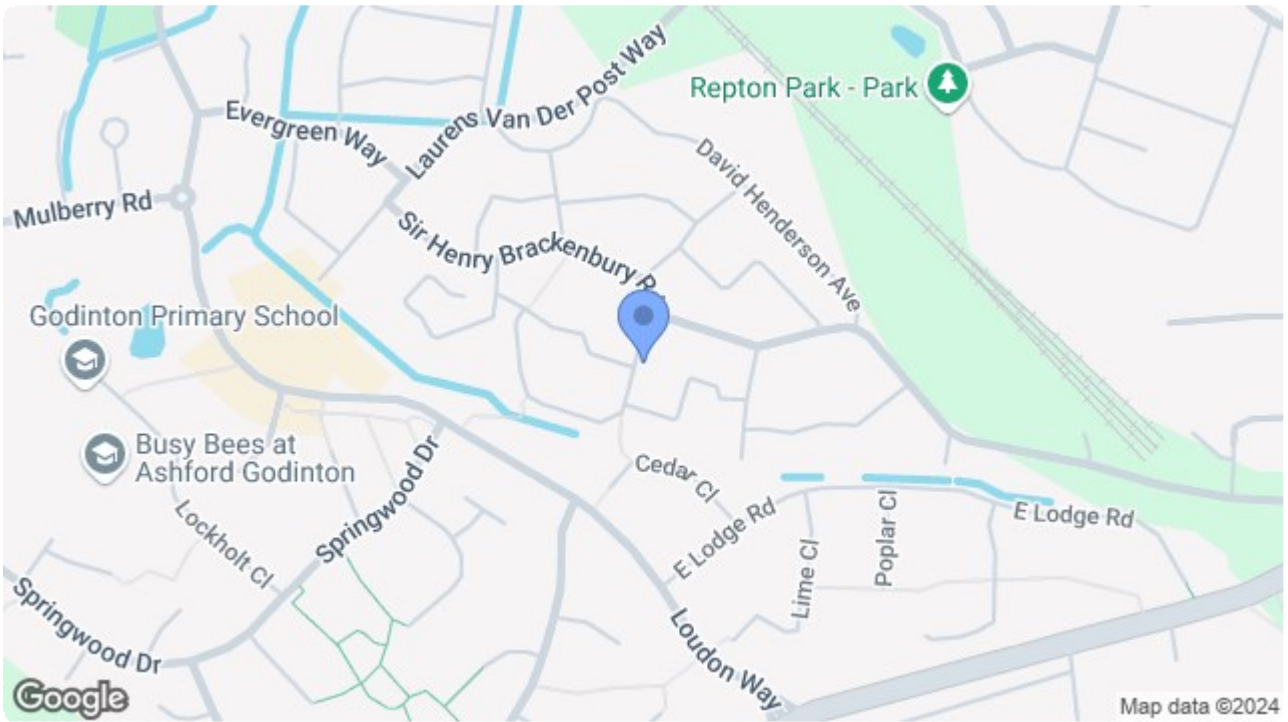
Welcome to 1 Laurence Hamilton Lane, a stunning semi-detached house located in the prestigious Repton Park area of Ashford, Kent. This property boasts a spacious layout with 1 reception room, 4 bedrooms, and 3 bathrooms, providing ample space for comfortable living.

The house features two ensuite bathrooms, perfect for added privacy and convenience, along with a family bathroom for shared use. Additionally, the ground floor cloakroom adds to the practicality of the home, ensuring that guests are catered for.

Parking is made easy with space for 1 vehicle, making trips to the nearby Waitrose supermarket a breeze. The convenience of having essential amenities close by adds to the appeal of this property, offering a perfect blend of comfort and accessibility.

Don't miss the opportunity to make this beautiful house in Repton Park your new home. Book a viewing today and experience the charm and convenience this property has to offer.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>		<b>77</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			
<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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