

**MARTINS
ESTATES**
SALES AND LETTINGS



36 Sweet Bay Crescent, Ashford, TN23 3QA

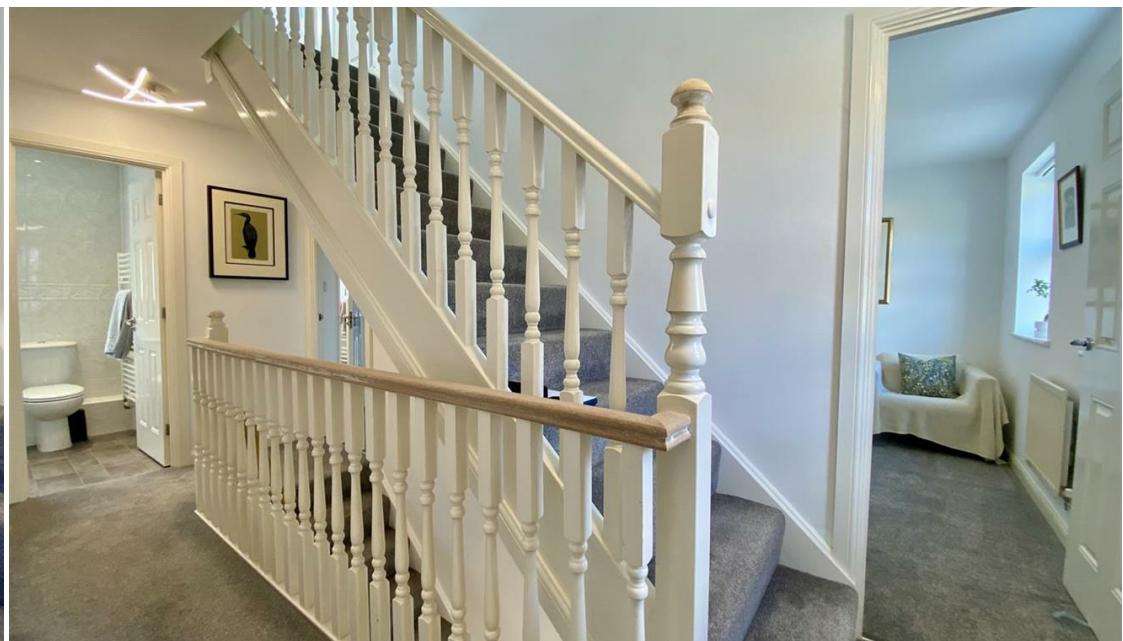
Asking Price £599,995

A beautifully presented five bedroom detached house on the popular Godinton Park Estate close to local amenities, countryside walks and well respected primary school, this property is coming to the market for the first time since new and has been lovingly extended by the owner to provide versatile and contemporary accommodation. There is off road parking and garage as well as south facing rear garden.























| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|---------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-64) D | | | (55-64) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| England & Wales | | EU Directive 2002/91/EC | England & Wales |
| | 85 | 89 | |
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