

**MARTINS
ESTATES**
SALES AND LETTINGS



**65 Tritton Fields
Ashford, Kent TN24 9HL**

Asking Price £409,995

A beautifully presented extended four bedroom semi detached house backing onto playing fields in this highly desirable part of Kennington. The accommodation comprises entrance porch into entrance hall with stairs to first floor landing and door into lounge with bow bay window and opening into the dining area with double doors opening onto the rear patio and door into kitchen. The kitchen has work surfaces to three walls with drawers and cupboards under and eye level cupboards to one wall. There is a four ring hob with oven under and 1 1/2 bowl single drainer sink unit and window overlooking the established rear garden. The kitchen opens into the utility area with door to the office, ground floor cloakroom and double doors onto the rear patio. The office has door opening onto the driveway and large window overlooking the front of the property.

On the first floor there are three double bedrooms and a single bedroom as well as a family bathroom with WC wash hand basin and bath with shower over as well as window overlooking the rear garden. The property has a lovely established rear garden with large shed and direct access from the rear onto playing fields and connecting countryside with lovely walks within minutes. To the front of the property there is an area of block paving providing off road parking for a number of vehicles.



Lounge

12'11" x 13'2" (3.93m x 4.02m)

Bow window to front, open plan to Dining Room, door to:

Entrance Hall

Door to:

Hall

Stairs.

Dining Room

11'7" x 7'6" (3.52m x 2.29m)

Double door, door to:

Kitchen

11'7" x 8'9" (3.52m x 2.66m)

Window to rear, open plan to:

Utility Room

11'7" x 8'2" (3.52m x 2.48m)

Double door, door to:

WC**Office**

8'2" x 8'2" (2.48m x 2.48m)

Window to front, door.

Bedroom 2

15'0" x 8'2" (4.56m x 2.48m)

Skylight, door to:

Landing

Door to:

Bathroom

Window to rear.

Bedroom 3

10'0" x 9'3" (3.06m x 2.83m)

Window to rear.

Bedroom 1

14'5" x 9'3" (4.39m x 2.83m)

Window to front, door to:

Bedroom 4

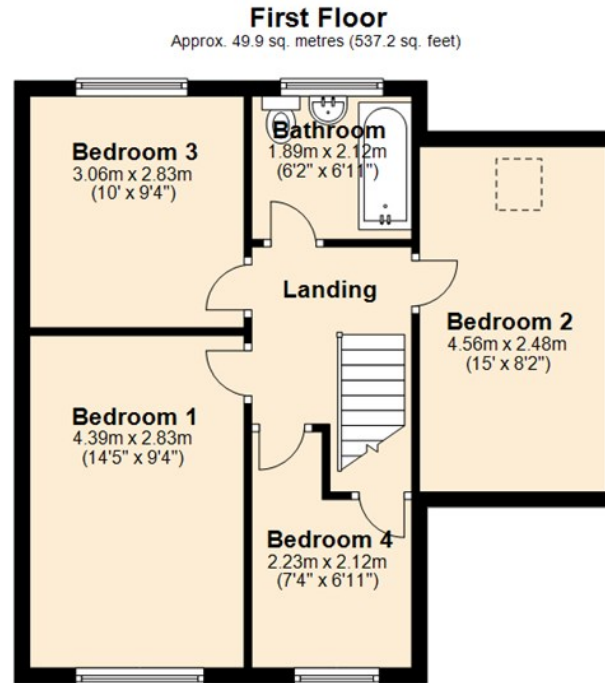
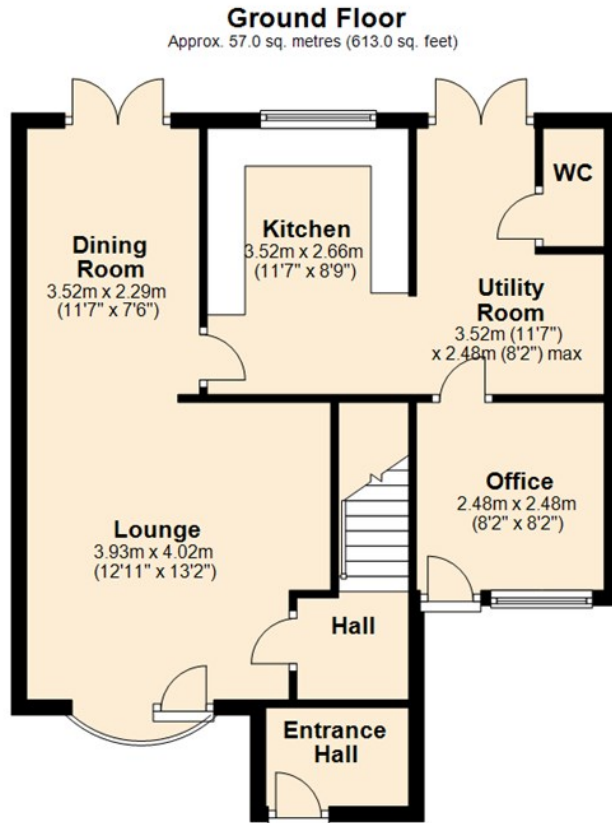
7'4" x 6'11" (2.23m x 2.12m)

Window to front, door.









Total area: approx. 106.9 sq. metres (1150.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		Current	Potential
Environmental Impact (CO ₂) Rating			
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			
EU Directive 2002/91/EC			
England & Wales		Current	Potential

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