

**MARTINS
ESTATES**

SALES AND LETTINGS

**7 Midsummer Hill
Ashford, Kent TN24 9NL**

Asking Price £550,000

A rare opportunity to acquire a house in this well sort after location off Tudor Road in Kennington. Occupying this enviable position at the head of the cul de sac, this property needs updating and could be extended at the first-floor level to create a large four-bedroom detached house with south facing garden and ample off-road parking. The accommodation comprises an entrance hall with a door to an internal hall and doors to the ground floor WC with wash hand basin WC and Bidet. Doors from the hall lead to the family room/dining room. This room is an adaptable space with many possible uses, including a third bedroom. The dining room opens into a conservatory with doors onto the rear patio. The internal hallway also opens into the large lounge with a dining area and vaulted ceiling. The lounge opens into another conservatory and also opens onto the rear garden. A door from the lounge opens into the kitchen with aga, and a range of work surfaces to four walls with drawers and cupboards under and some eye-level cupboards over. A staircase leads from the lounge up to the gallery landing and overlooks the lounge with a vaulted ceiling. On the first floor, there are two bedrooms and a family bathroom. Both bedrooms have fitted cupboards, and the master bedroom opens onto the terrace. The property has south facing rear garden, which is well established and enclosed on all sides. There is a detached garage and further shed, and the property benefits from side vehicular access. To the front of the property, the garden has been given over to hardstanding and provides parking for numerous vehicles with in and out driveway.



Lounge/Dining Room

13'0" x 21'2" (3.96m x 6.46m)

Window to rear, window to front, stairs, patio door to Conservatory, door to:

Kitchen

11'6" x 10'5" (3.51m x 3.17m)

Window to rear, door to:

Inner Hallway

Door to:

Hall

Window to rear, door to:

Family Room

19'0" x 9'11" (5.78m x 3.01m)

Window to rear, patio door to Conservatory, door to:

Cloakroom

Window to front.

Conservatory

Window to front, window to rear, double door, door to:

Conservatory

Two windows to front, two windows to side, double door.

Galleried Landing

Door to:

Bedroom 2

10'0" x 11'5" (3.06m x 3.49m)

Window to rear, double door, double door to Storage cupboard, door to:

Bedroom 1

12'6" x 16'9" (3.81m x 5.11m)

Window to rear, door to:

Storage cupboard.

Family Bathroom

Window to rear, door to:

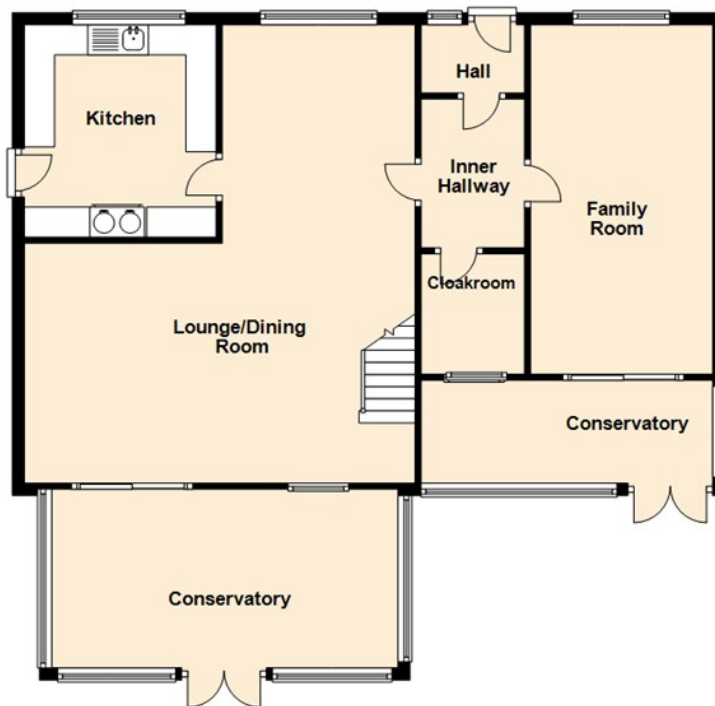
Roof Terrace





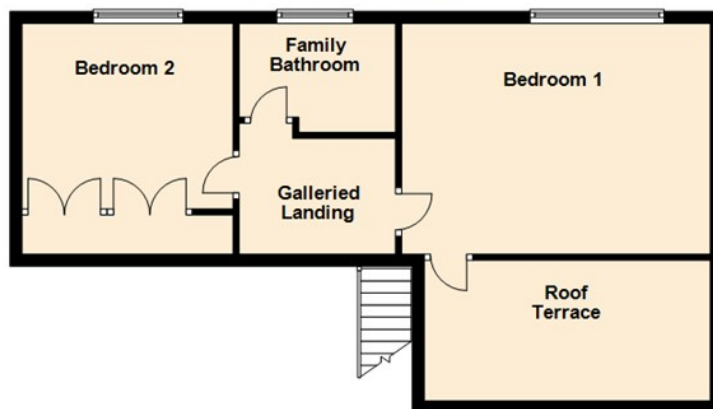
Ground Floor

Approx. 103.7 sq. metres (1115.9 sq. feet)



First Floor

Approx. 54.9 sq. metres (590.5 sq. feet)



Total area: approx. 158.5 sq. metres (1706.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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