

**MARTINS  
ESTATES**  
SALES AND LETTINGS



**49 Sir John Killick Road  
Ashford, TN23 3SL**

**Asking Price £379,995**



A beautifully presented three-bedroom semi-detached house with an attached car barn and off-road parking for several vehicles. The accommodation comprises an entrance hall with a downstairs cloakroom, stairs to the first floor and doors to the lounge overlooking the rear of the property and a door to the kitchen diner with units and worksurfaces to three walls. On the first floor, there are three bedrooms and a family bathroom. The master bedroom benefits from an en suite shower room. There is a well-planned rear garden with a patio, and the front garden is accessed by a gate and is fenced to all sides. The property is situated on the popular estate Repton Park and close to local amenities, including shops and cafes. Only minutes walking distance from Waitrose and close to junction 9 of the M20. The property is also situated within a few minutes' walk of Repton Park Primary School and the local Nursery.





**Hall**  
Stairs, door to:

**WC**

**Kitchen/Dining Room**  
18'1" x 8'2" (5.50m x 2.50m)  
Window to front, door to:

**Lounge**  
15'1" x 16'1" (4.61m x 4.90m)  
Two windows to rear, double door, door to Storage cupboard.

**Cupboard**  
Storage cupboard.

**Landing**  
Door to Storage cupboard, door to Storage cupboard.

**Cupboard**  
Storage cupboard.

**Cupboard**  
Storage cupboard.

**Bedroom 1**  
9'1" x 11'10" (2.76m x 3.60m)  
Window to rear, door to:

**En-suite Shower Room**

**Bedroom 2**  
12'7" x 6'7" (3.83m x 2.00m)  
Window to front, door to:

**Bedroom 3**  
8'5" x 9'2" (2.57m x 2.80m)  
Window to front, door to Storage cupboard.

**Cupboard**  
Storage cupboard.

**Bathroom**







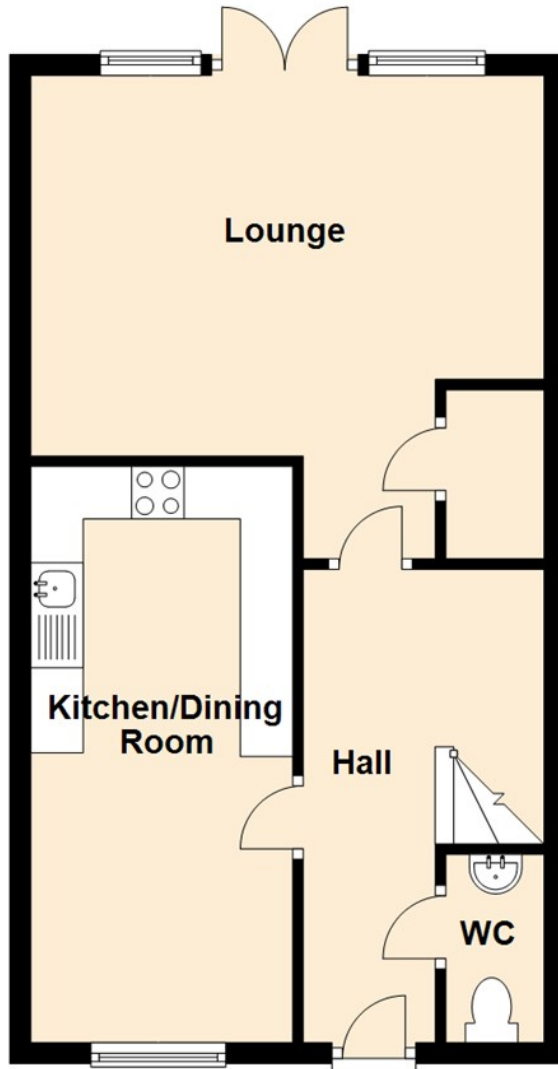






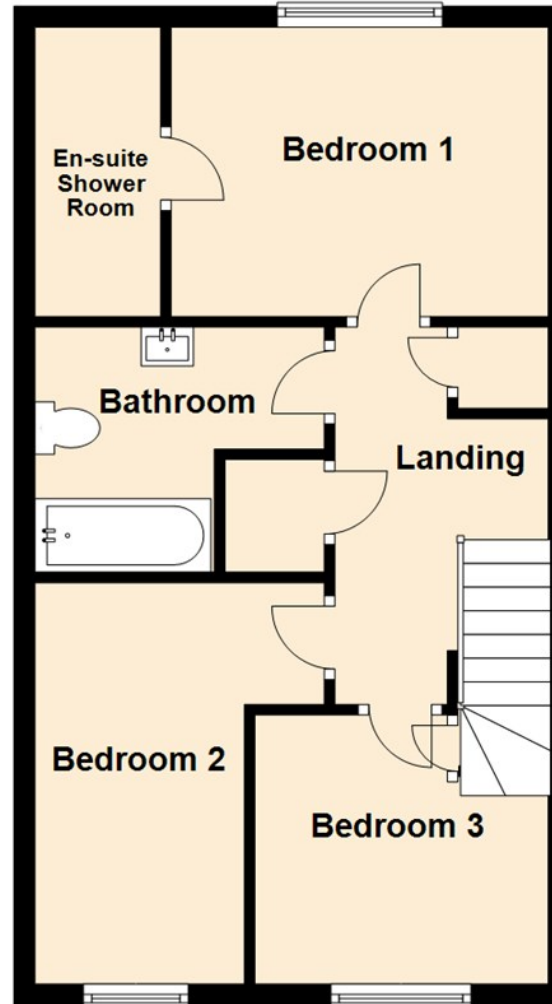
## Ground Floor

Approx. 45.2 sq. metres (486.6 sq. feet)



## First Floor

Approx. 44.7 sq. metres (481.3 sq. feet)



Total area: approx. 89.9 sq. metres (968.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

69 HIGH STREET, ASHFORD, KENT TN24 8SF

Tel: 01233 610444

[www.martinsstates.co.uk](http://www.martinsstates.co.uk)

email: [sales@martinsstates.co.uk](mailto:sales@martinsstates.co.uk)