

**MARTINS
ESTATES**

SALES AND LETTINGS

1, The Chestnuts Church Road, Smeeth, Ashford, TN25 6SU

Asking Price £525,000

EXTENDED and situated in the village of Smeeth, Ashford, this immaculate detached bungalow on Church Road offers a delightful blend of comfort and modern living. The property has been beautifully extended, creating a spacious open-plan kitchen diner that is perfect for entertaining and family gatherings. This area is complemented by a convenient utility space, ensuring that practicality is at the forefront of this home. The kitchen has been well planned, including a dishwasher, high-level double oven, and fitted microwave with a warming drawer under. There is a five-ring induction hob with an extractor over it. The kitchen has a range of drawers, cupboards, marble worktops, and a walk-in lit pantry. There is a one-and-a-half bowl single-drainer ceramic sink unit with Quooker tap providing instant boiling water. The kitchen diner extension has underfloor heating and has added over 500 square feet of accommodation..

The bungalow features three well-appointed reception rooms, including a cosy lounge and a separate snug that can efficiently serve as a work-from-home space, catering to the needs of contemporary lifestyles. With two generously sized bedrooms and two bathrooms, this residence provides ample accommodation for residents and guests.

Occupying a desirable corner plot, the property benefits from a sense of privacy and space, while still being part of a friendly village community. The well-maintained exterior and interior of the home reflect a high standard of care and attention to detail, making it truly move-in ready. As well as the private rear garden the property enjoys a grassed area to the side with established tree.

Additionally, the property offers parking for two vehicles, adding to the convenience of this lovely home. Whether you are looking to downsize, seek a peaceful retreat, or simply desiring a well-located property with modern amenities, this bungalow will impress. Don't miss the opportunity to make this exceptional residence your own







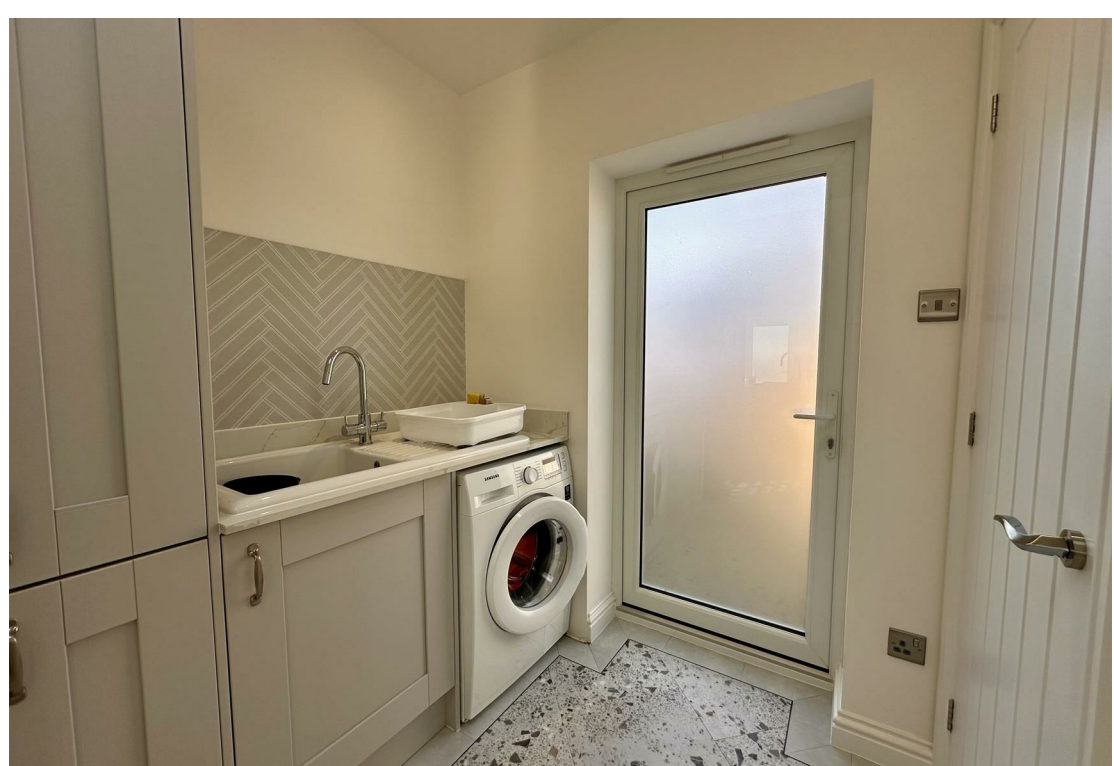














The Chestnuts, Smeeth, TN25 6SU

Approximate Gross Internal Area = 103.5 sq m / 1114 sq ft
 Garage = 16.5 sq m / 178 sq ft
 Total = 120 sq m / 1292 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1164349)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(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 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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