



# MARTINS ESTATES

SALES AND LETTINGS

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**322 Beaver Lane, Ashford, TN23 5PG**

**Guide Price £310,000**

Nestled on the charming Beaver Lane in Ashford, this delightful end-terrace house offers a perfect blend of modern living and classic comfort. Built in 1965, the property has been thoughtfully refurbished throughout, ensuring a fresh and inviting atmosphere for its new owners.

Spanning an impressive 1,055 square feet, this home features three well-proportioned bedrooms, making it ideal for families or those seeking extra space. The reception room provides a warm and welcoming area for relaxation and entertaining, while the newly fitted kitchen is a culinary enthusiast's dream, equipped with contemporary fixtures and ample storage.

Convenience is key, with a ground floor cloakroom and a utility room that adds practicality to daily life. The property also boasts a newly fitted garden room, complete with double glazing, which can serve as a versatile space for a home office, gym, or playroom, catering to your lifestyle needs.

Parking is available for one vehicle, ensuring ease of access. The location on Beaver Lane offers a peaceful residential setting while remaining close to local amenities and transport links, making it a desirable choice for those looking to settle in Ashford.

This end-terrace house is not just a property; it is a place to create lasting memories. With its modern upgrades and spacious layout, it presents an excellent opportunity for anyone seeking a comfortable and stylish home. Do not miss the chance to make this lovely house your own.

## 322 Beaver Lane, Ashford, TN23 5PG

### Hallway

### Lounge diner

18'0" x 10'2" (5.50m x 3.10m )

### Kitchen breakfast room

14'1" x 8'10" (4.30m x 2.70m )

### Utility Room

7'2" x 5'10" (2.20m x 1.80m )

### Ground Floor Cloakroom

### Landing

### Bedroom 1

13'5" x 8'9" (4.10 x 2.68)

### Bedroom2

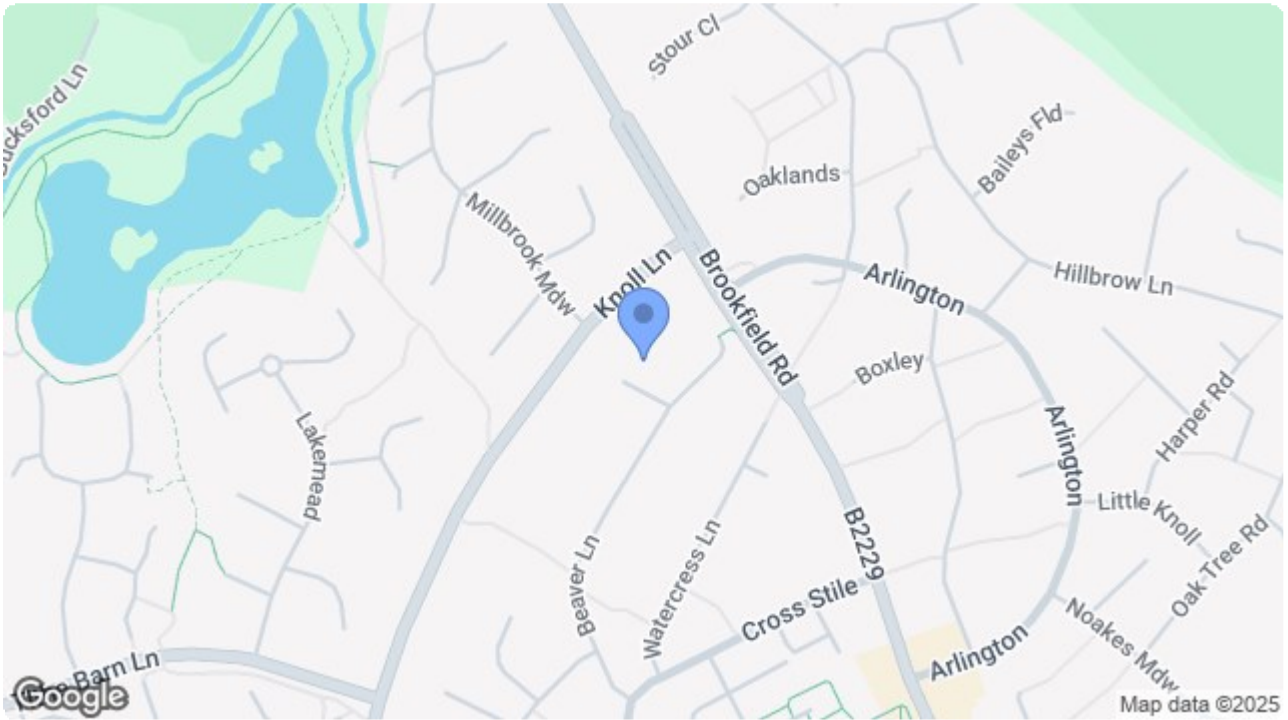
10'9" x 9'2" (3.30m x 2.80m )

### Bedroom 3

10'5" x 6'10" (3.20m x 2.10m )

### WC

### Shower room



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>60</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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