



32 Peter Churchill Lane,
Ashford, Kent TN23 3ST

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Guide Price £485,000

We are delighted to present this impressive and well-presented detached property located within a highly desirable location, boasting four bedrooms and three bath / shower rooms, offering a spacious layout ideal for families seeking contemporary living with excellent transport links, local amenities and facilities close-by.

The property has recently been the subject of much improvement having been extended and redesigned creating an additional bedroom and en-suite finished to a high standard with stylish light décor throughout. Of particular note are the glazed bi-folding doors in the family room which open onto the garden – perfect for entertaining and those extended summer evenings.

Situated in one of Ashford's most desirable areas, the property is within easy reach of local amenities, including shops, Waitrose supermarket, restaurants, and leisure facilities. Families will also appreciate the proximity to the primary schools which are well regarded in the area. Ashford town centre is also within easy reach with the International station offering the high-speed services train service to London (St Pancras about 39 minutes) ideal for work or leisure.

- Enjoying a super location in the highly desirable Repton Park area
- Beautifully presented detached house with light and bright accommodation
- Recently upgraded and remodelled creating an ideal family home
- Well equipped kitchen / dining room with integrated appliances
- Spacious triple aspect sitting room with French doors
- The Family Room features bi-folding doors opening to terrace and garden.
- Principal Bedroom & Bedroom 2 with wardrobes and en-suite Shower Rooms
- Two Further Bedrooms for family and guests with family bathroom
- Driveway providing parking to the front
- Well maintained garden with perfect for entertaining



The accommodation comprises the follow with approximate dimensions: **ENTRANCE HALL** Front door opens into the entrance hall with stairs to first floor with built in understairs storage cupboard. Doors to :

CLOAKROOM comprising low level w.c. Wash hand basin.

KITCHEN / DINING ROOM 20'10 x 8'10. A spacious and well appointed kitchen which is fitted with a range of worksurfaces with Victorian style splashbacks, drawers and cupboards and matching wall units. Sink unit with drainer and mixer tap There are a number of integrated appliances including oven, electric hob with extractor fan, fridge / freezer and dishwasher. There is space for a washing machine. Central heating boiler. Windows to the front and side. Open through to the dining area which provides ample space for table and chairs perfect for everyday family life.

FAMILY ROOM 16'11 x 12'9. A lovely versatile room blending indoor and outdoor living space effortlessly with bi-folding doors opening to the terrace and rear garden. Amtico flooring. Stylish wooden panelling to one wall.

SITTING ROOM 20'9 x 10'6. A light, tripe aspect room with bay window to front overlooking the green and further window to the side and French door to rear garden.

From the hallway, stairs lead up to **FIRST FLOOR LANDING** Access to the loft. Airing cupboard. Doors to

BEDROOM 1 11'11 x 13'6. Two windows to side. Built in wardrobe cupboard. Door to **EN-SUITE SHOWER ROOM**

BEDROOM 2 14'5 x 10'8. Built in wardrobe cupboard. Window to rear. Door to **EN-SUITE SHOWER ROOM**

BEDROOM 3 10'3 x 8'3. Window to side.

FAMILY BATHROOM 6'3 x 7'9. A smart white suite comprising low level w.c. wash hand basin, panelled bath with shower attachment. Window to the front.

BEDROOM 4 8'4 x 10'4. Window to front.

OUTSIDE A driveway provides off road parking and to the rear the astro-turf garden offers plenty of space for swings and

seating with areas to sit and relax and is also ideal for family gatherings and entertaining.

SERVICES Main water, electricity, gas and drainage. Local Authority Ashford Borough Council.
EPC Rating : B Remainder of NHBC Guarantee
Maintenance charges for the upkeep of communal areas approximately £__ p.a.

SITUATION Repton Park is a much favoured, convenient location close to Ashford's large range of high street shops, traditional boutiques, restaurants, designer outlet centre and leisure facilities, while a choice of good choice of schools are also within easy reach. There are many sporting clubs and societies to be found to suit a wide range of interests and wonderful countryside walks in the surrounding areas.

Mainline train services to London Charing Cross, London Waterloo and Cannon Street can be found at Ashford International together with a high speed link London and the continent. Ashford also has access points to the M20 motorway leading, via the M26, onto the M25 London Orbital Motorway allowing easy access to London Gatwick and Heathrow Airports.

VIEWING By appointment through WarnerGray 01580766044







