



2a Common Way, Hothfield

Offers in Region of £280,000

2a Common Way

Hothfield, Ashford

Newly built 2 bed end of terrace in picturesque Hothfield Village. Modern design with 10-year warranty. Spacious lounge, kitchen/diner, front garden, private rear garden with garden room/study, driveway for 2 cars. Tranquil setting near Ashford Town. Perfect blend of comfort, style, and convenience.

Council Tax band: B

Tenure: Freehold

- Constructed in 2022 with balance of 10 year warranty
- Front Garden and Secluded Rear Garden
- Hothfield Village Location
- Ground Floor Cloakroom
- Spacious Accommodation Throughout
- Garden Room/Study with Electricity
- Approx. 4 miles from Ashford Town with Train Station to London
- Off Road Parking for 2 Vehicles



Entrance Hall

With stairs to first floor, under stairs recess and doors to cloakroom and kitchen/diner.

Cloakroom

Low level wc, wash hand basin with vanity cupboard under, obscured window.

Kitchen/Diner

12' 10" x 11' 2" (3.91m x 3.40m)

With range of shaker style cupboards and drawers beneath work surfaces, window and door to rear and door through to Lounge. Integrated fridge/freezer, 4 ring gas hob with low level over, extractor fan over with splashback, integrated washing machine, stainless steel sink with mixer tap and drainer.

Lounge

18' 6" x 8' 5" (5.64m x 2.57m)

Carpeted with bay to front and door to front garden, window to front.

Landing

With doors to bedrooms and family bathroom, also large storage cupboard housing wall mounted boiler.

Bedroom

18' 6" x 8' 5" (5.64m x 2.57m)

Carpeted, free standing wardrobes and 2 windows to front.

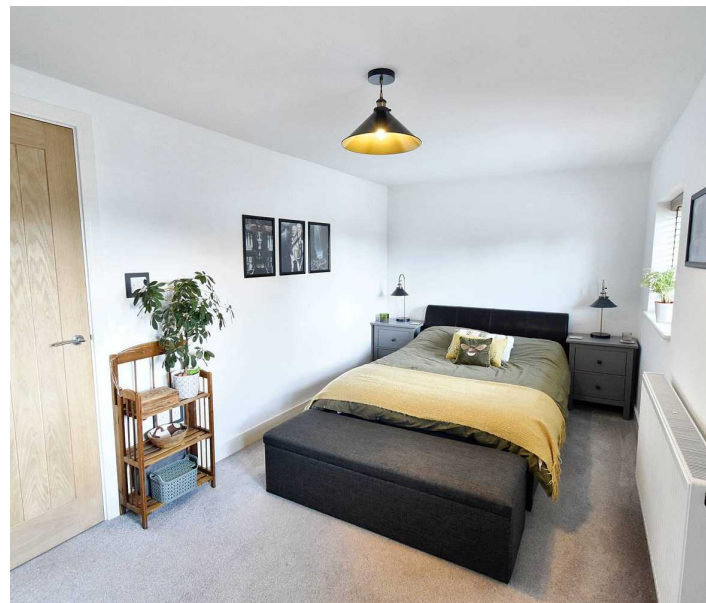
Bedroom

10' 10" x 8' 0" (3.30m x 2.44m)

Carpeted with window to side.

Bathroom

White suite comprising low level wc, wash hand basin with vanity cupboard under, panelled bath with mixer tap, shower screen and shower over, obscure window to rear.



Garden Room

16' 3" x 10' 1" (4.95m x 3.07m)

With electric supply and double doors to front.

Front Garden

Laid to lawn.

Rear Garden

Secluded rear garden with tiled flooring and gated side access.

DRIVEWAY

2 Parking Spaces

Block paved driveway providing parking for 2 vehicles.





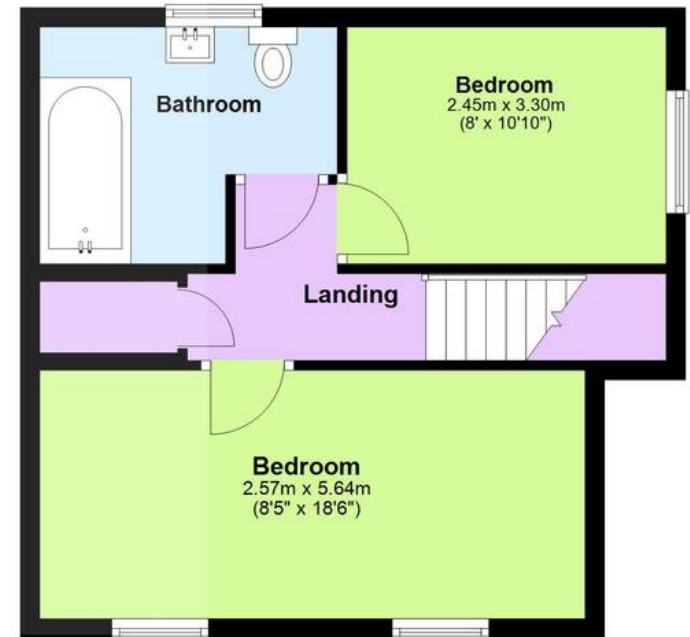
Ground Floor

Approx. 37.6 sq. metres (405.0 sq. feet)



First Floor

Approx. 49.3 sq. metres (530.8 sq. feet)



Total area: approx. 86.9 sq. metres (935.8 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and purchasers are advised to satisfy themselves as to the working order and condition, if a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

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