



59 Chestnut Lane, Kingsnorth

In Excess of **£450,000**

59 Chestnut Lane

Kingsnorth, Ashford

A well-presented 4-bedroom detached family home, located within a popular Park Farm location, enjoying a south-facing rear garden, open-plan layout, en-suite to bedroom 1 and parking on the driveway with EV charger.

Council Tax band: E

Tenure: Freehold

- 4-bedroom detached family home
- Popular Park Farm location
- Garage & Driveway parking for 2 cars with EV charging
- South facing rear garden
- Open-plan layout downstairs
- En-suite to bedroom 1
- Kitchen/diner with separate utility room
- Downstairs cloakroom
- Walking distance to Park Farm's central park
- Walking distance to amenities including Tesco Superstore



Porch

Part glazed composite door to front, window to the side, space for shoes, luxury vinyl tiling to the floor.

Hallway

Composite door to Porch, door to Living Room, stairs to first floor, space for hanging coats, radiator, luxury vinyl tiling to the floor.

Lounge

13' 4" x 13' 5" (4.06m x 4.10m)

Bay window to the front, window to the side, open through to the Kitchen/Dining Room, two radiators, under-stairs storage cupboard, luxury vinyl tiling to the floor.

Kitchen/Dining Room

9' 2" x 20' 5" (2.80m x 6.22m)

Spacious kitchen/dining room with matching wall and base units with work surfaces over, inset composite 1.5 bowl sink/drain, built-in electric oven with 5-ring gas hob and extractor hood above, plumbing and space for dishwasher, space for free-standing fridge/freezer. Tiled splash back, luxury vinyl tiling to the floor. Window and doors opening to the garden.

Utility Room

Door to outside, door to Cloakroom, plumbing and space for washing machine, space for tumble dryer, central heating boiler, wall cupboards, tiled splash back, vinyl flooring.

Cloakroom

Window to the rear, WC, wash basin with storage beneath, radiator, vinyl flooring.

Landing

Doors to each Bedroom and Bathroom, airing cupboard, loft access, carpet laid to the stairs and landing.



Bedroom 1

11' 8" x 10' 1" (3.55m x 3.07m)

Window to the front, radiator, fitted carpet.

En Suite

Comprising a square shower cubicle with opening door and thermostatic shower with rainfall head and hand attachment, WC, wash basin with storage beneath, chrome towel radiator, shaver socket, extractor fan, tiled walls and floor, window to the front.

Bedroom 2

11' 6" x 9' 5" (3.51m x 2.87m)

Window to the rear, radiator, fitted carpet.

Bedroom 3

13' 11" x 8' 2" (4.25m x 2.50m)

Windows to the front and side, radiator, fitted carpet.

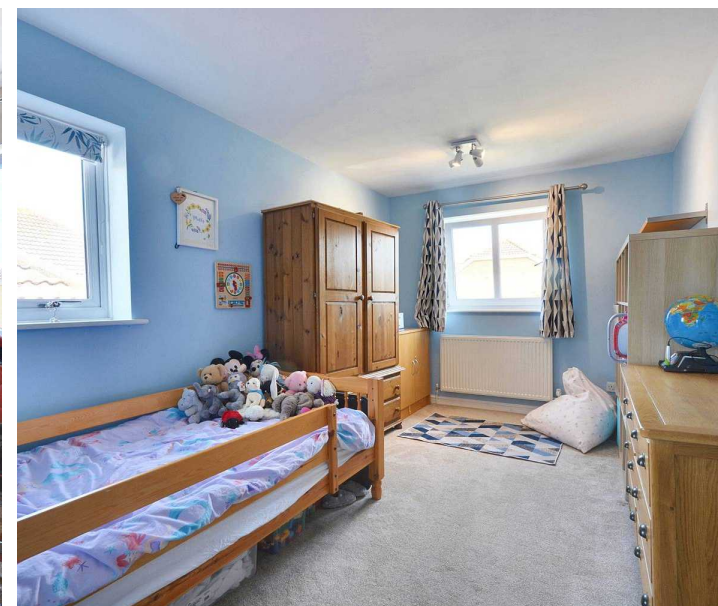
Bedroom 4

8' 9" x 8' 9" (2.67m x 2.67m)

Window to the rear, radiator, fitted carpet.

Bathroom

Modern bathroom comprising a bath with mixer taps, glass shower screen and thermostatic shower above, WC, wash basin, vanity storage unit, extractor fan, chrome towel radiator, partly tiled walls and vinyl flooring.



REAR GARDEN

South facing garden with planter beds and fenced boundaries, mostly laid to lawn with an Indian Sandstone patio and path adjacent to the rear of the house and leading to the gated side access. Garden shed, outside tap and light.

GARAGE

Single Garage

With an up and over door to the front and personal door to the side.

DRIVEWAY

2 Parking Spaces

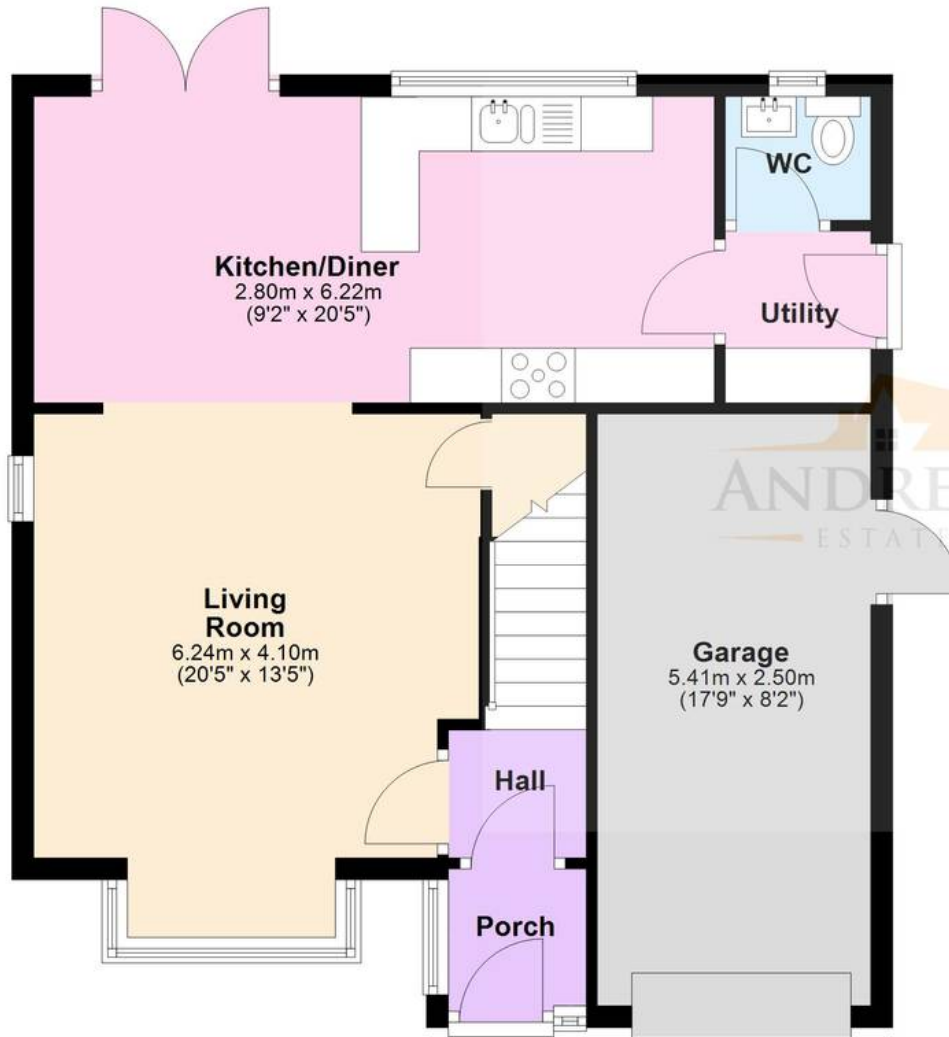
Space to park two cars on the drive. EV charger.





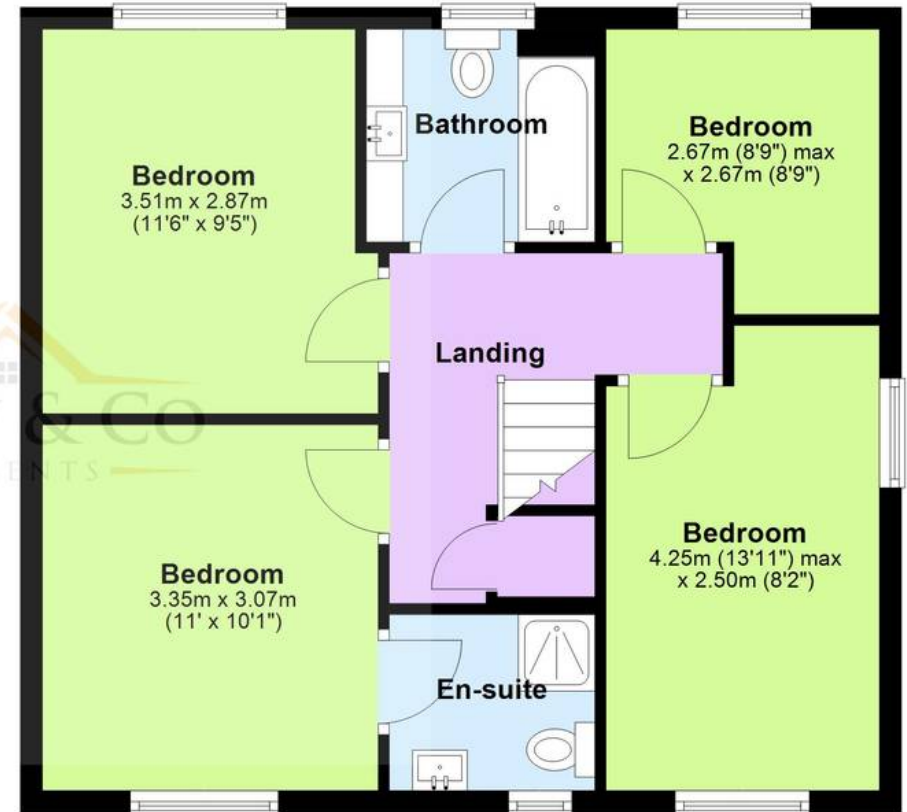
Ground Floor

Approx. 60.4 sq. metres (649.8 sq. feet)



First Floor

Approx. 53.9 sq. metres (579.8 sq. feet)



Total area: approx. 114.2 sq. metres (1229.6 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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