



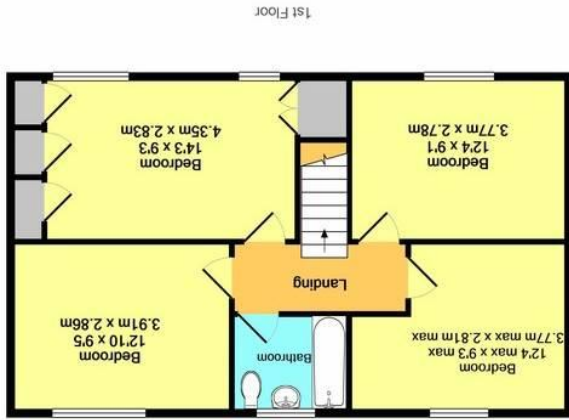
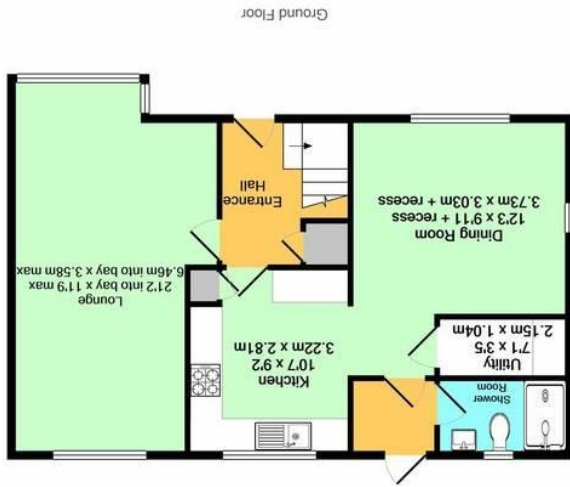
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and an illustration purpose which may not be to scale. If there are any important matters likely to affect your decision to buy please contact us before viewing the property.
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been listed and no guarantee as to their operability or efficiency can be given.
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3 Church Hill
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Offers In Region Of £385,000



Situated in a favourable spot with Kingsnorth Primary School on your doorstep is this immaculately presented four double bedroom home, enjoying a sizeable plot with large rear garden backing onto playing fields and ample driveway parking to the front. Also close by and within walking distance is Tesco superstore at Park Farm, Kingsnorth Medical Practice and numerous parks and countryside walks in and around Kingsnorth.

With a double fronted aspect, the hallway is positioned in the middle of the house with the

lounge off to the right hand side which boasts a double aspect. The dining room is to the left and is access through the kitchen, which overlooks the garden. The kitchen benefits from integrated appliances including a fridge/freezer, dishwasher, electric oven, hob and extractor hood. There is also a hand utility room/cupboard with space and plumbing for the washing machine and tumble dryer. Also downstairs is a modern shower room/WC. Throughout the kitchen and dining room an underfloor heating system has also been laid. Upstairs you'll find four generously proportioned

- Extended family home
- Located a short walk to favourable Kingsnorth Primary School
- Ample driveway parking to the front
- Backing onto playing fields

double bedrooms, with the master bedroom benefitting from built-in wardrobes. The family bathroom also comes off the first floor landing and comprises a three-piece suite with a shower above the bath, wash basin and WC. The rear garden is sure to be a show stopper here, stretching to approx. 100ft (unmeasured) and completely secluded by a wall of mature trees to the bottom which back onto the Kingsnorth Recreational Grounds. The garden has been laid mostly to lawn with a large patio off the back of the house. A side gate offers access back to the front of the house.



Tenure: Freehold

Local Authority: Ashford Borough Council

