



9 Chestnut Lane, Kingsnorth

Guide Price £450,000

Skippers

9 Chestnut Lane

Kingsnorth, Ashford

Well-presented four bedroom detached family home. Modern kitchen with utility and cloakroom, plus bedrooms including a main with en-suite. Off road parking and an integral garage.

Council Tax band: E

Tenure: Freehold

- Park Farm location
- Detached
- Four Bedrooms
- Garage
- Guest Cloakroom
- En-suite bathroom to principal bedroom
- Modern kitchen with integrated appliances
- Spacious landscaped garden
- Off-road driveway parking



Living room

13' 3" x 13' 5" (4.05m x 4.09m)

A spacious and well-proportioned living room offering a comfortable main reception space. The room benefits from good natural light via windows to both the front and side aspects. An arched opening leads through to the dining area.

Dining room

8' 0" x 9' 2" (2.45m x 2.79m)

The dining room is positioned to the rear of the property and provides a space for everyday dining. French doors open directly onto the rear garden. The room comfortably accommodates a family dining table, with neutral décor, fitted carpet and a radiator.

Kitchen

9' 2" x 12' 0" (2.79m x 3.66m)

The kitchen is a modern and well-arranged space, fitted with a range of contemporary wall and base units providing ample storage. Work surfaces wrap around the room, offering generous preparation space, with a window overlooking the rear garden allowing in good natural light. Recessed ceiling lighting creates a bright, practical working environment, while the layout allows for a breakfast bar or informal dining area. The room is finished with light flooring and neutral décor and benefits from direct access through to the adjoining areas of the home, making it a functional and sociable space for everyday use.

Utility Room

The utility room provides a practical additional workspace, fitted with matching wall and base units and a work surface offering useful storage and appliance space. A window and part glazed door provide natural light and direct access to the outside. The room also houses the boiler and includes plumbing for laundry appliances, making it a functional everyday space. Positioned directly opposite is a convenient ground floor cloakroom, enhancing the practicality of the layout for guests and family use.





Bedroom One

10' 1" x 11' 6" (3.08m x 3.50m)

Double bedroom. Window to the front. The room is finished with fitted carpet and neutral décor, and further benefits from direct access to an en-suite shower room, making it a practical principal bedroom.

En-suite

The en-suite shower room is fitted with a modern white suite comprising a shower enclosure, wash hand basin and WC. Tiled walls, frosted window.

Bedroom Two

10' 2" x 11' 6" (3.09m x 3.50m)

Double bedroom. Fitted carpet radiator window to the rear.

Bathroom

The family bathroom is fitted with a white suite comprising a panelled bath with shower attachment, wash hand basin and WC. Part-tiled walls provide a practical finish, with a window allowing natural light and ventilation.

Bedroom Three

8' 9" x 14' 1" (2.67m x 4.29m)

Double bedroom benefitting from two windows allowing in good natural light, along with fitted carpet, radiator.

Bedroom Four

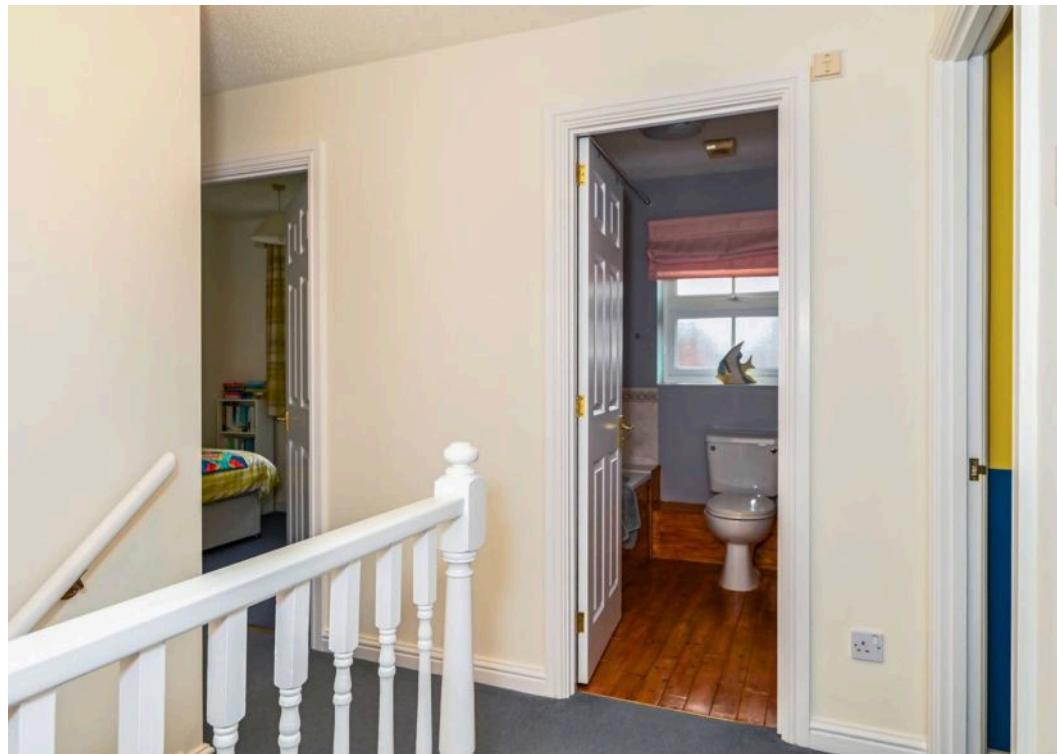
8' 9" x 8' 9" (2.66m x 2.66m)

A further bedroom offering a bright and functional space, ideal for use as a child's room, nursery or home office. The room benefits from a window providing natural light, fitted carpet, radiator and neutral décor, with space for a bed and additional furniture as required.



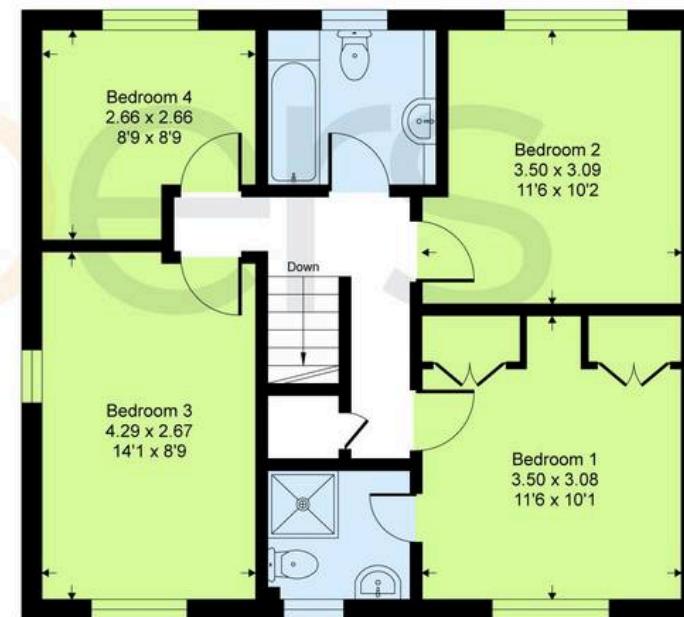
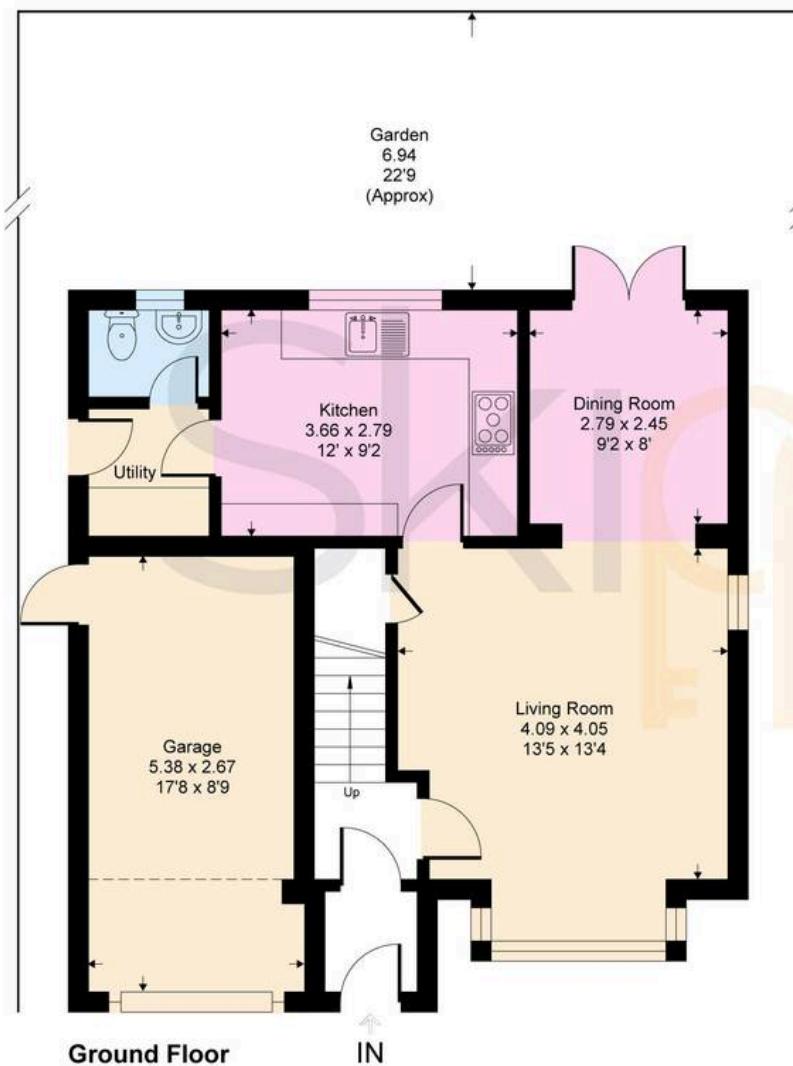






Chestnut Lane, TN23

Approximate Gross Internal Area = 102.4 sq m / 1103 sq ft
Approximate Garage Internal Area = 13.7 sq m / 148 sq ft
Approximate Total Internal Area = 116.1 sq m / 1251 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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