



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

John Haselden Crescent, Repton Park, TN23 3TH | £325,000  
Call us today on 01233 613613



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		93
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs		83	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		94
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		84	
England & Wales		EU Directive 2002/91/EC	

### THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**HUNTERS**

**Hunters are pleased to bring to the market this well presented three bedroom semi detached home located in the ever popular location of Repton Park.**

**Lying within the popular development is John Haselden Crescent. This home is approached by a drive way located to the side of the property. Accommodation is set out over three floors. Through the front door you enter into a entrance hall, with access to the separate kitchen at the front of the home which oozes a contemporary feel with stylish, modern fixtures and fittings and integrated appliances. The ground floor also boasts a large comfortable living area with garden access through large french double doors, the garden is an ideal size for a growing family with a good sized lawn area with side access.**

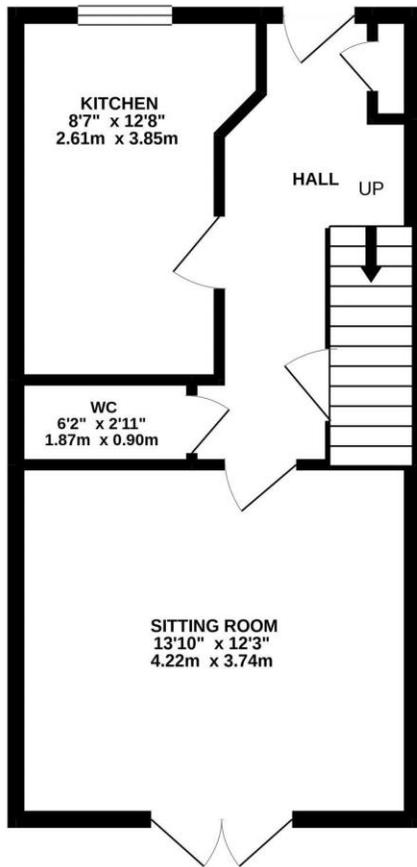
**On the first floor you will find a two good sized double bedrooms. Bedroom two located toward the rear of the home offering views out over the garden. Bedroom two is a good sized single bedroom, The first floor is finished well with a well designed family bathroom that services bedroom two.**

**The smaller return from the hall to the top floor offers ample space for a desk and can be used as a study area or offer handy storage space. The return leads stairs to the master bedroom which occupies the entire top floor. The bedroom is not lacking in floor space, offering two velux windows and large en-suite shower room that has a modern feel and a tiled finish throughout.**

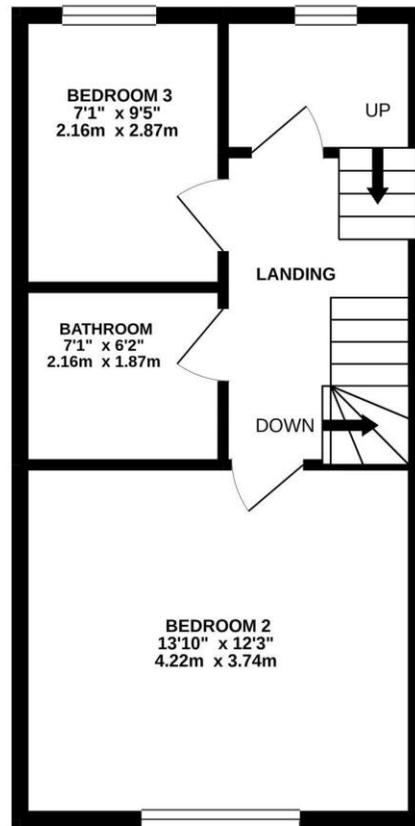
**Repton Park is conveniently located on the north side of Ashford, a short drive away from Junction 9 of the M20, a short distance from Ashford international train station and close to local amenities.**

**Please call Hunters, sole agents on 01233 613613.**

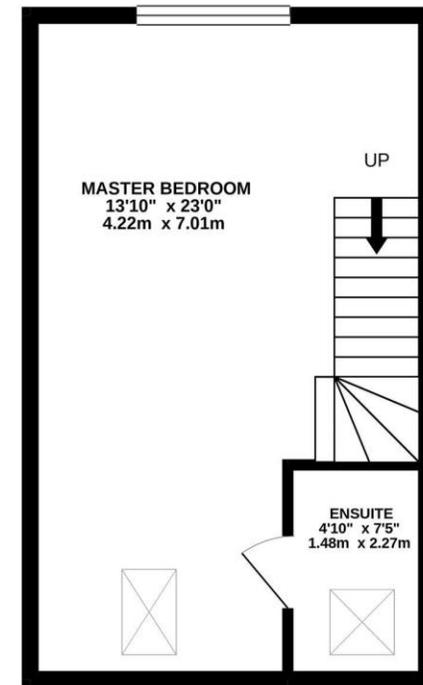
GROUND FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



2ND FLOOR  
318 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 1089 sq.ft. (101.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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 tested and no guarantee as to their operability or efficiency can be given.  
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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 the 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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