

Hythe Road, Willesborough, Ashford, TN24 0QF

£450,000



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Situated along the ever-popular Hythe Road is this sympathetically extended detached family home, which offers an impressive amount of versatile living space, perfectly suited to modern lifestyles and those that may work from home!

From the outset, the property makes a strong impression with its generous footprint and thoughtfully reconfigured layout. At the heart of the home is a superb open-plan kitchen/breakfast room, designed for both everyday living and entertaining. Finished with charming 'Quartz' worksurfaces, integrated Neff 'Slide & Hide' Ovens, Microwave & Coffee machine alongside a installed wine-cooler. This space flows effortlessly through to a bright and inviting sun room which all boast underfloor heating, with stunning sky-lantern, flooding the home with natural light and creating a seamless connection to the garden — ideal for family gatherings or relaxed weekend mornings. The ground floor is further enhanced by a spacious bay fronted lounge, typical for this age of build, offering a cosy retreat, along with a practical utility room/downstairs W/C, to keep daily life neatly organised.

Upstairs, the property continues to deliver with three well-proportioned bedrooms, all of which are ample sized, arranged around a central landing. The master bedroom boasts a view into the garden & an array built in wardrobes with hanging rails, The upstairs layout is both functional and family-friendly, complemented by a modern 4-piece family bathroom, with separate shower & bath, finishing the accommodation upstairs is a handy storage cupboard. It should be noted the sellers have installed A/C servicing the upstairs bedrooms.

Externally, the home truly stands out. The garden hosts a charming outbuilding/office complete with power and lighting plus Cat6 Cabling + Air Conditioning too. Making it an ideal solution for those working from home, or simply in need of a peaceful studio or creative space away from the main house. The garden has a paved pathway separating the lawned areas, and also boasts side access & driveway to the front of the home.

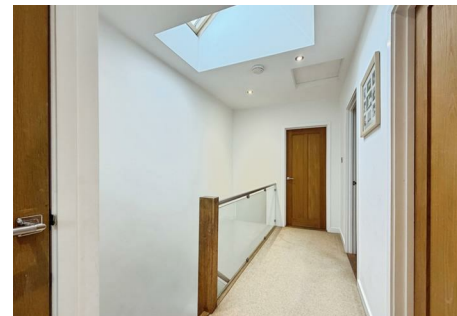


Found along Hythe Road, Willesborough. This home is well located within close proximity to all your local amenities. Within a short walk you will reach a local post office and shop, a popular infant and junior school and a doctors surgery. Other amenities within the area include; a local church, William Harvey Hospital and a variety of schools including a grammar school for boys, a co-op and a Tesco Extra store. Transport links are within easy reach to this home including a bus service; situated in the same road, junction 10 of the M20 motorway and Ashford's International train station which conveniently offers the high speed service to London St. Pancras. Ashford Town centre and Ashford's designer outlet are also found within a short wander.

Services - All mains services are connected, Mains water, gas, electricity and sewerage, none have been tested by the agent.
Heating - Gas Central Heating
Flood risk - Very Low

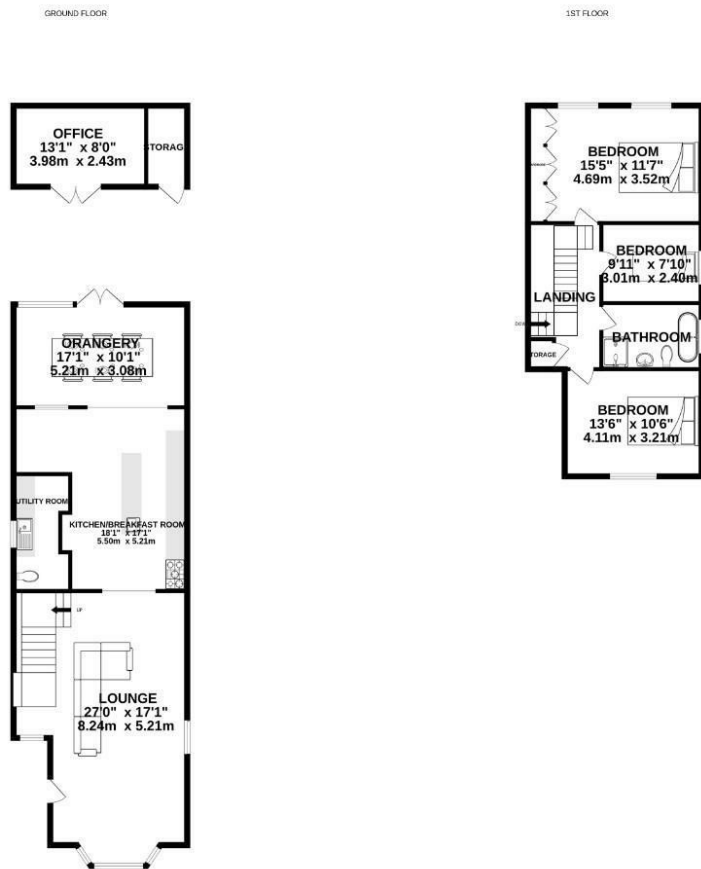


- Sympathetically extended, 3 Bedroom-Detached Family Home on Hythe Road
- Bright and spacious family room to rear with sky-light overlooking the garden
- Practical utility room & downstairs W/C for added convenience for the family
- Modern family bathroom (with shower-over) servicing all 3 bedrooms
- Convenient Ashford location with excellent transport links to Town & Train Station
- Impressive open-plan kitchen/breakfast room & Generous family lounge for relaxing and entertaining with media wall
- Driveway providing parking for 2+ vehicles & side access into rear garden
- Three well-proportioned bedrooms, 2 Doubles and 1 single + Air-conditioning installed
- Charming outbuilding with power and light – ideal for home working + Generous garden space
- EPC Rating: Certificate awaited... Council Tax Band: E - All mains services connected



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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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Viewings

Please contact ashford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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.

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.

