



## Wellesley Road, Ashford, TN24 8EL

- Substantial, Mid-Terrace Victorian Property boasting period features
- Sought after Town Centre location
- Handy utility area with downstairs W/C
- Parking to the rear
- Sold with no onward chain complications

- Four spacious bedrooms over 4 floors
- Large living/dining space, ideal for entertaining
- Two en-suite shower rooms, plus four piece family suite
- Low maintenance rear garden
- EPC: D (66) - Council Tax Band: B

Offers In The Region Of £450,000





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Nestled on Wellesley Road in the charming town of Ashford, this delightful mid-terrace Victorian home boasts an array of appealing features that make it an ideal choice for families or those seeking a spacious residence. With four generously sized bedrooms, this property offers ample space for comfortable living. The home is thoughtfully arranged across four floors, providing a unique layout that enhances both privacy and functionality.

As you enter, you will be greeted by a large hallway, a great space to kick off your shoes and hang up your coat after a long day. You are then welcomed into the homes living/dining space that exudes character, showcasing the beautiful Georgian style features that are a hallmark of this period property. The good-sized rooms throughout the house allow for versatile use, whether you wish to create a cosy family space or a stylish entertaining area. The living/dining room is spacious, with large windows allowing natural light to flood the space, boasting an open plan style with a large working fireplace in the sitting area and built in cupboards and display units surrounding the chimney breast in the dining area. Head to the end of the hallway, where you enter into the homes kitchen area. The kitchen boasts an array of wall and base units, as well as floor space for free standing appliances. Off the back, you will find the utility area, boasting a downstairs W/C, as well as access into the rear garden, to finish off the ground floor nicely.



The staircase, accessed by the entrance hall, leads to a spacious landing area, providing access to the family bathroom, 2 double rooms and an en-suite shower room. The four-piece family bathroom is located at the top of the stairs, boasting a large shower, bath, wash hand basin, W/C, as well as an additional W/C to the side. You will then find two spacious double bedrooms, both providing fitted wardrobes, as well as ample space for additional free standing furniture. The guest bedroom boasts an en-suite shower room, equipped with large shower, wash hand basin and W/C.

Ascending to the second floor, you'll discover a further spacious bedroom, also providing fitted wardrobes, with large windows allowing the space to flood with natural light. Before reaching the top floor, you will note the eaves storage to the side, providing a more accessible storage space. Wander to the top, where you will find the homes principle bedroom. This spacious double room, provides access to a further eave storage space, as well as boasting a en-suite shower room.

Externally, you will find the homes rear garden. A very low maintenance space, with a large patio area and a large decking area to the back, great for outdoor dining. The garden boasts a handy shed, great for outside storage. Additionally, parking is available to the rear, a valuable asset in this sought-after location.



Ashford Town Centre is located approximately 0.4 miles and benefits from public transport links to many other areas in and around Ashford, as well as being a 38-minute train from London St Pancras. Close by are many local shops and amenities, that are within walking distance to the property. If you are a shopping lover, Ashford Designer Outlet and Ashford Town Centre are within walking distance to the property, where you will find a whole range of shops to fulfil your shopping needs.

All mains services are connected, but none have been tested by the agent.  
Flood Risk: Very low Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)  
Average Broadband Speed: 68mb Superfast :1000mb Ultrafast :1000mb  
Information sourced from Street Insights.





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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

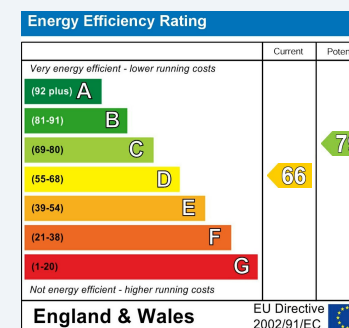
Please contact [ashford@hunters.com](mailto:ashford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.