

Silver Hill Gardens, Willesborough, Ashford, TN24 0PA

Offers In The Region Of £400,000



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A Charming Three-Bedroom Detached Home in Willesborough with Large



Situated in a popular residential setting in Willesborough, tucked away at the end of a cul-de-sac, this attractive three-bedroom detached home offers well-proportioned accommodation, a practical layout and an abundance of flexibility for modern family living. Extending to approximately 1,061 sq ft, the property provides a fantastic balance of living and bedroom space, making it an appealing choice for families, couples and those looking to secure a detached home with room to grow.

Upon entering, you are welcomed into a practical entrance hall which immediately provides access to the principal areas of the ground floor. A convenient ground-floor cloakroom is positioned just off the hallway, while the useful utility room provides additional functionality and valuable space for laundry, household storage and everyday essentials.

The heart of the home is undoubtedly the impressive 24'8" x 10'3" sitting/dining room. Exceptionally generous in size, this versatile room provides ample space for both comfortable seating and a substantial dining area, creating a wonderful environment for relaxed family life and entertaining. The room is fitted with an air conditioning unit, ideal for summer. The generous proportions also offer considerable flexibility, allowing the next owners to arrange the space around their own lifestyle and furniture requirements. From the dining area sliding doors lead onto the rear garden, allowing ease for dining alfresco in the warmer months.



To the rear of the property is the separate 16'1" x 10'6" kitchen/breakfast room, offering a bright and practical space for everyday cooking and dining. The inclusion of dedicated breakfast space makes this much more than simply a functional kitchen, providing somewhere to enjoy a morning coffee, supervise homework or gather together for informal family meals. There are also further sliding doors leading out onto the garden.

The first floor provides three well-proportioned bedrooms, with the principal bedroom measuring approximately 10'6" x 9'5" and benefiting from its own en-suite shower room and an air conditioning unit. This private facility is a particularly desirable feature, providing a degree of comfort and convenience for the principal bedroom that is often associated with larger family properties.



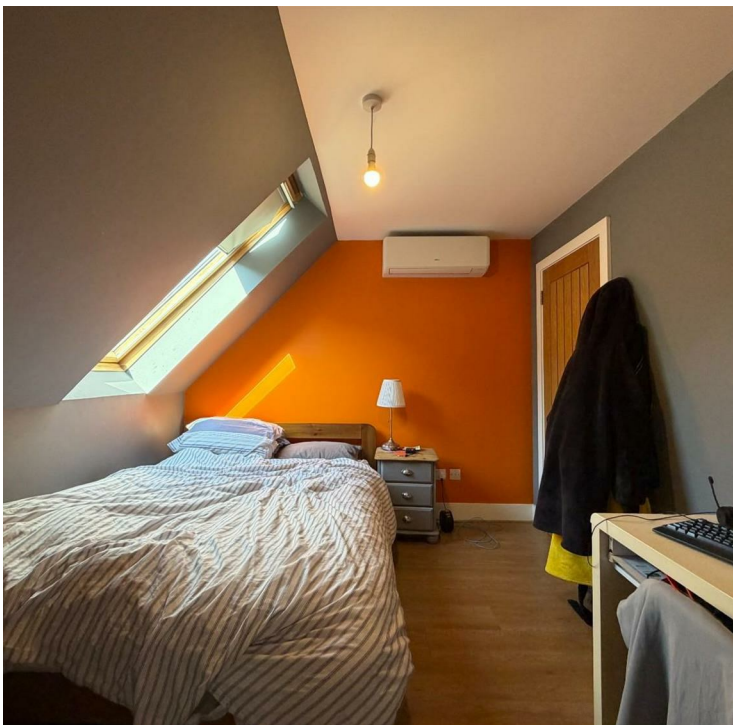
Two further bedrooms provide excellent flexibility. Both are comfortably proportioned and could easily accommodate children, guests, a home office or hobby space depending on the needs of the new owners. The accommodation is completed by a well-positioned family bathroom consisting of bath with overhead shower, wash hand basin, heated towel rail and W/C, serving the additional bedrooms and providing the practical facilities required for busy family life.

One of the property's greatest strengths is its versatile and well-considered layout. Unlike many homes where living space can feel compromised, this property offers a genuinely substantial reception room alongside a separate kitchen/breakfast room, allowing different areas of the home to perform different roles. This creates a comfortable sense of separation while retaining the connectivity that makes a family home enjoyable to live in.

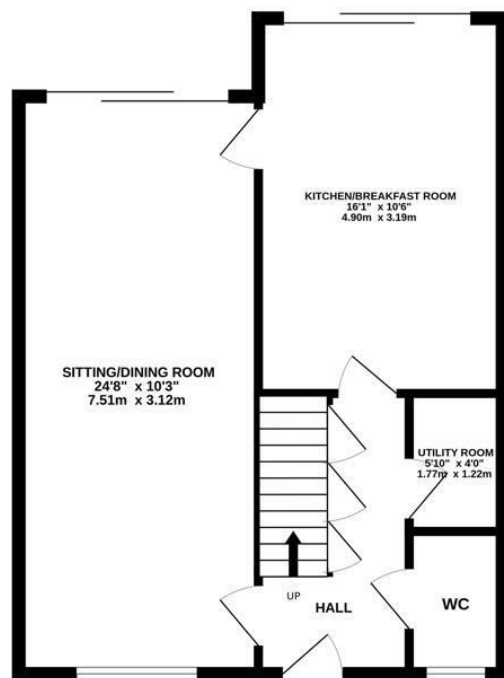
Externally, you will find a beautifully landscaped, private garden with a spacious paved patio, and a charming wooden cabin featuring circular seating around a central fire pit. The cabin can also be used as a sauna, creating a cosy year-round retreat, while a separate timber shed provides useful storage. Mature planting, raised brick borders and fencing complete this versatile and inviting outdoor space, perfect for relaxing and entertaining. There is also side access, leading out onto the driveway, which provides parking for 4 vehicles.



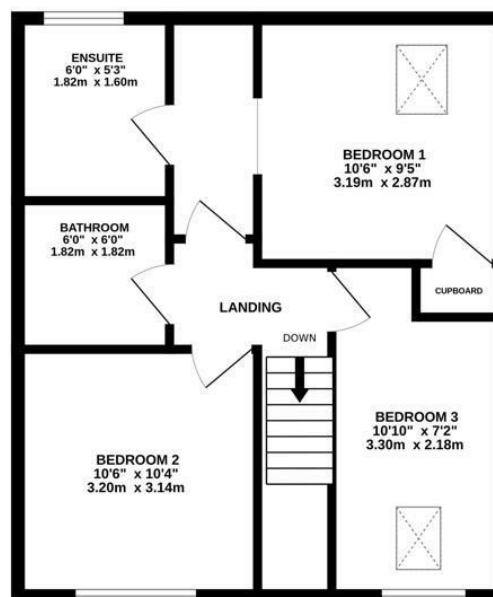
- Three-bedroom detached family home - Approximately 1,061 sq ft of accommodation
- Impressive 24'8" sitting/dining room
- Principal bedroom with en-suite shower room
- Utility room & downstairs cloakroom
- Generous rear garden and driveway providing parking for 4 vehicles
- Popular Willesborough Lees residential location
- Separate 16'1" kitchen/breakfast room
- Two further well-proportioned bedrooms
- Separate family bathroom & versatile family layout
- EPC Rating: Certificate awaited - Council Tax Band: D - All mains services are connected



GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1061 sq.ft. (98.6 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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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.