

Gordon Close, Willesborough, Ashford, Kent
OIRO : Asking
Price £325,000





Nestled in the tranquil Gordon Close, Willesborough, this beautifully presented end of terrace family home, which offers the perfect blend of comfort and modern living. With three well-proportioned bedrooms, driveway & open-plan kitchen diner to rear, we feel this is a property ideal for families seeking a peaceful yet convenient location in the heart of a quiet area within Ashford.

Upon entering, you are welcomed via an entrance hall, into a generous reception room, where a large picture window allows natural light to flood the space, creating a warm and inviting atmosphere. The open-plan kitchen and dining area at the rear of the house is a standout feature, there is ample room for freestanding appliances. The patio doors seamlessly connect the outdoor space to the private rear garden, which is predominantly laid to lawn and features side access, making it perfect for outdoor entertaining or simply enjoying a quiet moment in the sun. The ground floor is further enhanced by a convenient downstairs W/C, adding to the practicality of the home.

Ascending the stairs from the entrance hall, you will find a light-filled landing that leads to all three bedrooms. The principal bedroom is a delightful retreat, featuring fitted wardrobes and a lovely view of the rear garden. The second and third bedrooms, both located at the front of the property, are well sized, with the third bedroom benefiting from a fitted cupboard for additional storage, ideal for a younger child. The bathroom is a white, 3 piece suite, with shower over bath, wash hand basin & W/C.

The outdoor space is a ideal for a young family, with a garden that offers a patio & laid to lawn area, ideal for alfresco dining, which also backs onto allotments - so not overlooked, making it a wonderful spot for family gatherings or summer barbecues. Further to the property, the sellers have installed Electric EV Car charging, which will remain at the property.

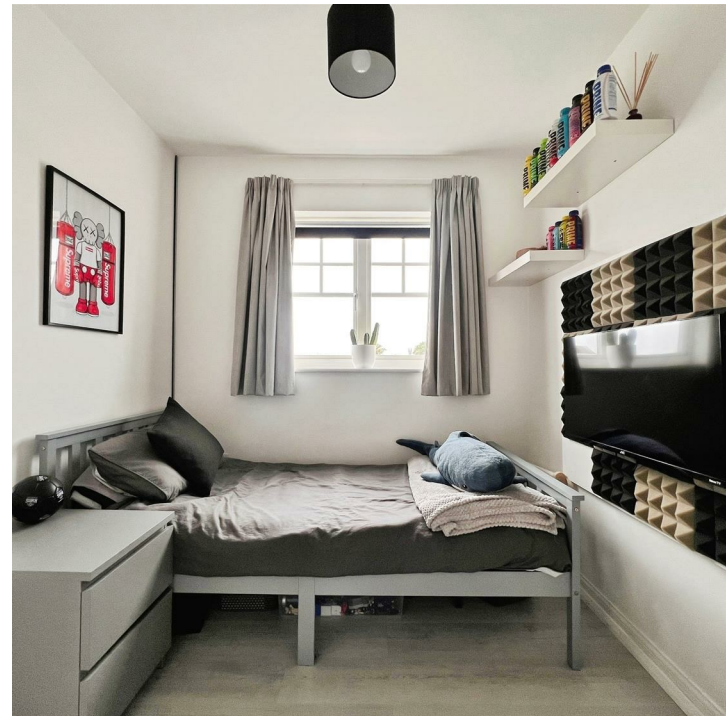
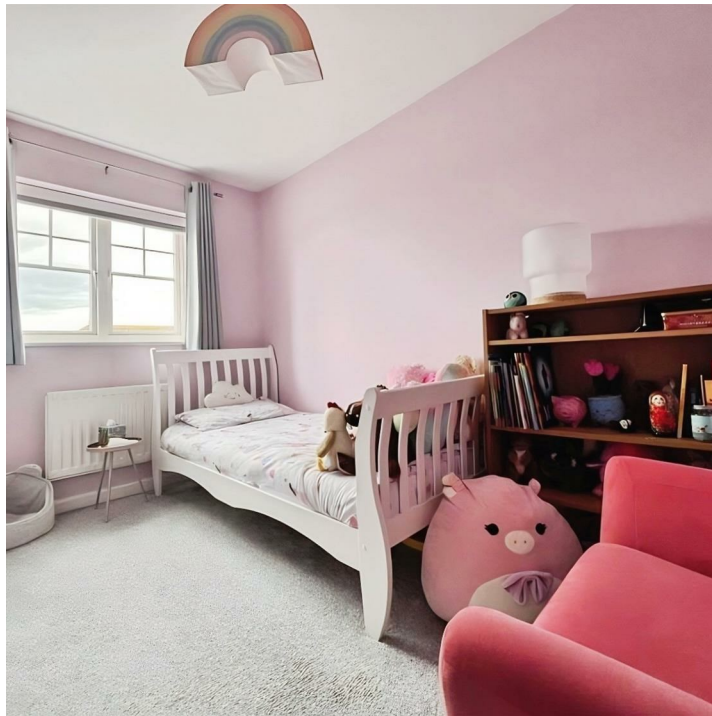
Gordon Close is a popular residential road with some unrestricted parking to the front. With plenty of nearby local shops, restaurants, take aways, beauticians, doctors' and dentist surgeries, churches, halls, schools and nurseries. You'll find Ashford's latest renovation, part of the £5M+ Victoria Park and Watercress Fields Project to improve and modernise Ashford's biggest modern urban park. Development includes a new cafe, sensory garden, community building, fountain piazza, wetland area, tennis and basketball courts and new eco-friendly children's playground. Just over 3 miles away is junction 10 of the M20 and the William Harvey Hospital where they have an Accident and Emergency department, various clinics and a labour ward. Ashford International Train Station is just 0.3 miles away and proudly operates the High Speed Rail link which can take you to Ebbsfleet International, Stratford International and London St Pancras in just 38 minutes This charming home, situated in a quiet no-through road, is a must-see for those looking to settle in a friendly community while enjoying the comforts of modern living.



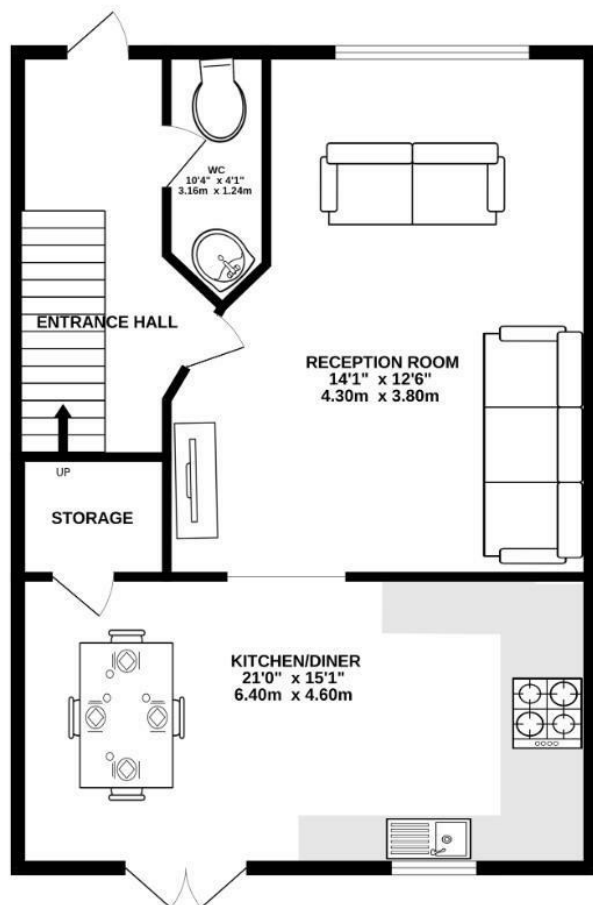
- A Well Presented, 3 Bedroom, End of terrace home
- Open-plan kitchen/diner to rear with patio doors
- Ground floor finished well with downstairs W/C
- Well sized 2nd & 3rd bedroom at front of the home
- EPC Rating: C (74) - Council Tax Band: C

- Parking provided by driveway to front (2 spaces)
- Generous family reception room to front with picture window
- Large principal bedroom fitted with in-built storage, Overlooking garden
- Family bath-suite servicing all bedrooms
- Popular Willesborough Location - Ideal for families & commuters

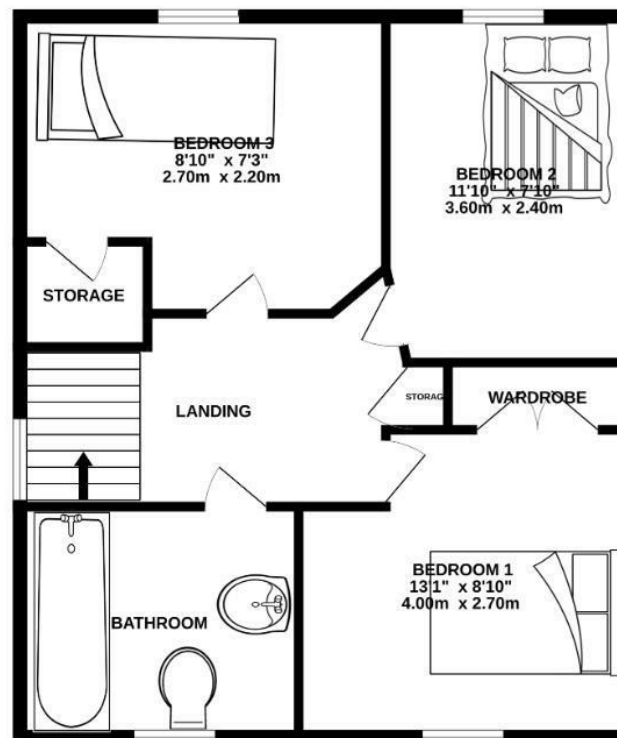




GROUND FLOOR



1ST FLOOR



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.