Lees Road, Willesborough, Ashford, TN24 0NW
Guide Price £525,000

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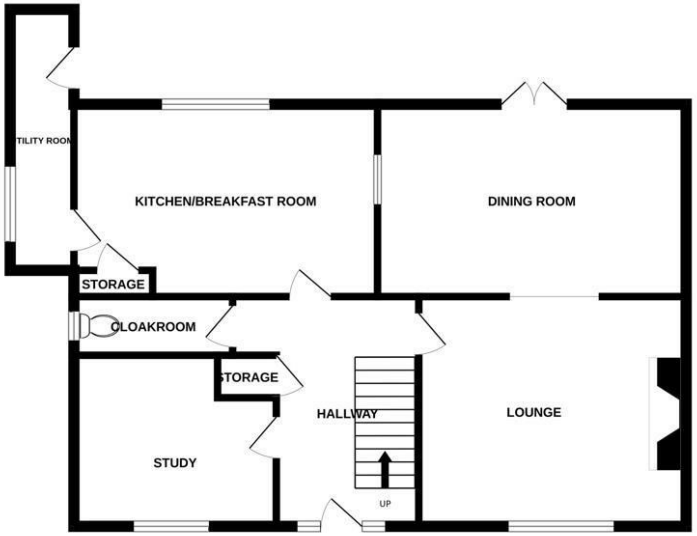
Approached via established hedging, the property enjoys a good degree of privacy from the road, with the driveway leading through to the substantial double garage. Once inside, the welcoming entrance hall provides access to the principal ground floor rooms, with useful storage, understairs cupboard and stairs rising to the first floor. A convenient ground floor cloakroom is located just off the hall, while to the front of the property is a versatile additional reception room currently used as a study/playroom. This adaptable space would work equally well for those working from home, families requiring a playroom or anyone looking for a dedicated hobby or occasional room. The lounge provides a comfortable main reception space, with a front-facing window allowing natural light into the room and an attractive electric fireplace creating a focal point. An archway leads naturally through to the dining room, giving the two reception areas a good sense of flow and making the layout particularly well suited to both everyday family life and entertaining. The dining room is generous enough to accommodate a family dining table and additional furniture, while patio doors open directly onto the rear garden, creating a lovely connection between the house and outside space. From here, the accommodation continues into the kitchen/breakfast room, which forms the practical heart of the home. There is ample room for a breakfast table, together with a rear-facing window providing views towards Willesborough Windmill. The kitchen is fitted with a comprehensive range of matching wall and base units with work surfaces over, along with a stainless steel sink and a range of integrated appliances including a washing machine, dishwasher, fridge freezer, double oven and hob with chimney-style extractor. A separate utility room immediately adjoins the kitchen and adds further practicality, providing side access, additional storage and a dedicated space for laundry and household appliances.

To the first floor, the landing provides access to all four bedrooms, the family bathroom and loft space, with a front-facing window allowing additional natural light. The principal bedroom is a generous room positioned to the rear of the property and benefits from views over the surrounding area together with direct access to an en-suite bathroom. The en-suite is fitted with a panelled bath with shower attachment, pedestal wash hand basin and low-level WC, along with a frosted rear window and useful shaver point. The second bedroom is another well-proportioned double room with a front-facing aspect, while bedroom three is currently being used as a dressing room and offers an excellent range of fitted storage. With two double wardrobes and two further single wardrobes, this room provides plenty of flexibility and could easily be returned to a conventional bedroom if required, or alternatively continue to serve as a dressing room, nursery, home office or additional family space. Completing the bedroom accommodation is a further well-proportioned fourth bedroom, again with a front-facing aspect, making it suitable for a child, guest or home office. The family bathroom serves the remaining bedrooms and is fitted with a panelled bath with electric shower over, pedestal wash hand basin and low-level WC, together with a frosted side window, radiator and airing cupboard housing the Vaillant boiler.

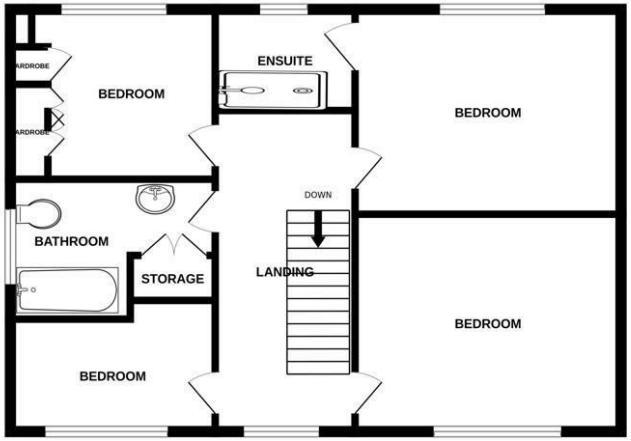
Outside, the rear garden is a particular feature of the property. Designed over a number of levels, it combines patio and lawn areas with established planting and mature shrubs, creating an attractive and private setting. The patio provides an ideal space for outdoor dining and entertaining, while steps lead through to the main lawned section, which enjoys a good degree of privacy and is not overlooked. The garden also benefits from views across the surrounding area and features a summerhouse, garden shed, outside tap, external power and side gate access. The large double garage provides an excellent level of parking and storage and further complements the property's versatility. With double glazed windows, two up-and-over doors, power and lighting, it offers plenty of scope for secure vehicle parking, workshop use, storage or potential future adaptation, subject to any required consents.

- **Rarely Available Four Bedroom Detached Family Home**
- **Kitchen/Breakfast Room With Views Towards Willesborough Windmill**
- **3 Generous double bedrooms, 1 Further Single bedroom**
- **Ground floor W/C, Master with-en-suite & Family bathroom**
- **EPC Rating: D (66)- Council Tax Band: E**
- **Separate Lounge & Dining Room, overlooking the rear garden**
- **Versatile Study/Playroom & Separate Utility Room**
- **Private, Mature & Not Overlooked Tiered Rear Garden**
- **Substantial Double Garage With Power & Lighting + Parking for 2/3 cars**
- **Highly Regarded Lees Road, Willesborough Lees**

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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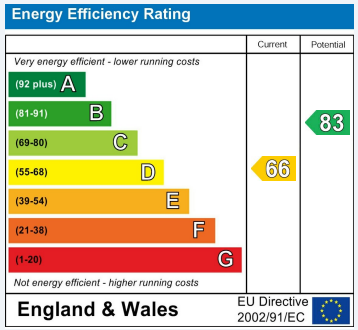
ENERGY PERFORMANCE CERTIFICATE

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.

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