

**Mabledon Avenue, Willesborough**  
**Offers in excess of: Offers In Excess Of £300,000**





## Two Bedroom, Semi-Detached Bungalow, with no onward chain in Willesborough!

Nestled in the desirable area of Mabledon Avenue, Ashford, this charming two-bedroom semi-detached bungalow offers a wonderful opportunity for those seeking a comfortable and convenient home. With no onward chain complications, this property is ready for you to move in and make it your own.

The bungalow is situated on a flat plot and is accessed via a shared driveway, which leads to a garage at the rear, providing ample storage or parking space. The front garden has been converted into two off-road concrete parking spaces and the rear garden is a mixture of patio and lawn, offering a lovely outdoor space for relaxation or gardening enthusiasts. There is a ready-made garden pond which, although emptied, can easily be re-filled and brought back into use.



Internally, the accommodation is both spacious and inviting. The generous lounge serves as the heart of the home which also leads into a delightful extension that seamlessly connects to the garden, allowing for an abundance of natural light and a pleasant view of the outdoor space. The kitchen is fully equipped with a built-in tower oven, and offers a number of useful wall and base units as well as offering a further access door out to the drive.

The family bathroom is conveniently positioned to service both bedrooms and is equipped with a electric shower over the bath, wash hand basin, and W.C., ensuring practicality for everyday living. Both bedrooms are fitted with built in storage, ensuring efficient use of the floorspace.



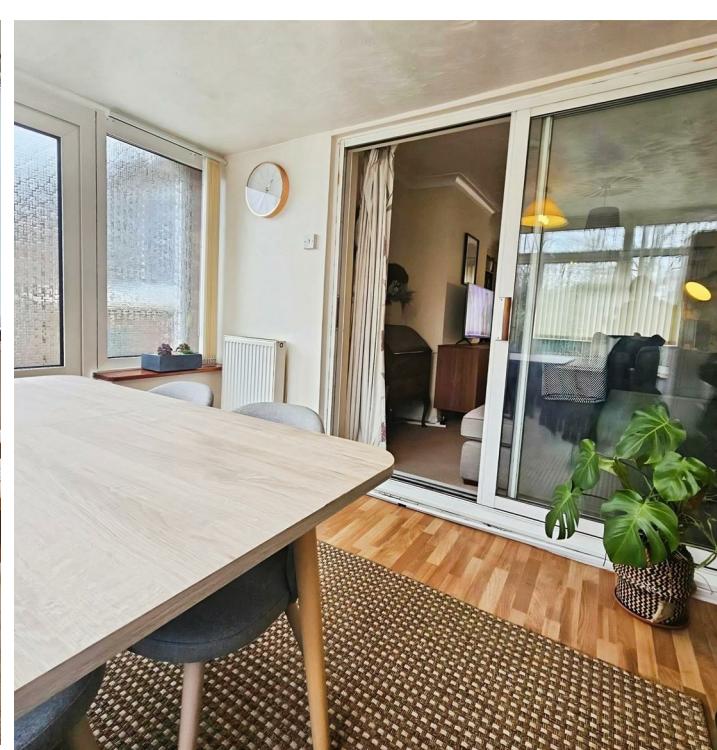
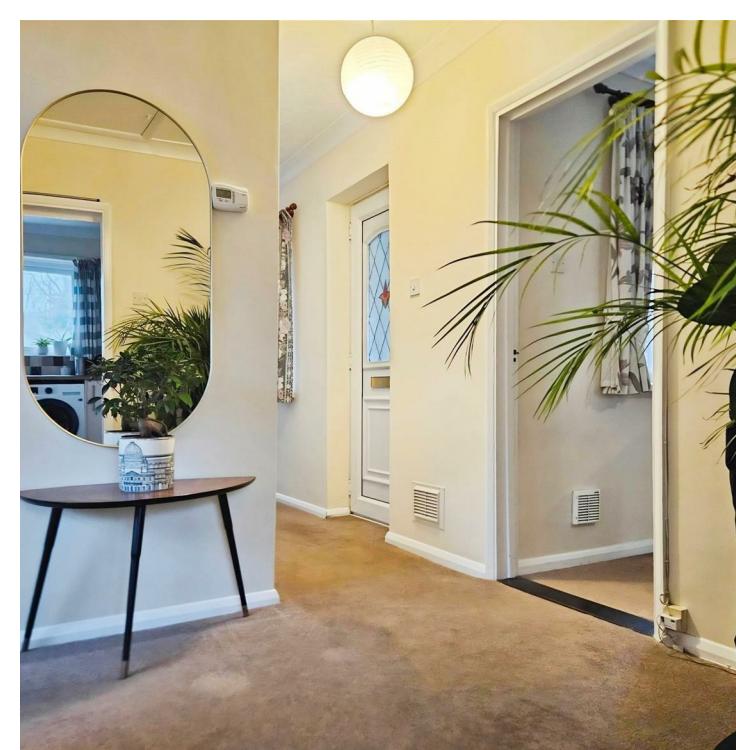
This property is ideally located within Willesborough, close to local bus routes and nearby local shops, making daily errands a breeze. It is a short walk to the railway station, making it an ideal for commuters. Additionally, it is within walking distance of several primary and secondary schools, making it an excellent choice for families. With fantastic links to the M20, commuting to nearby towns and cities by car is straightforward.

In summary, this bungalow presents a fantastic opportunity for first-time buyers, downsizers, or investors looking for a property in a well-connected and friendly neighbourhood. Don't miss your chance to view this delightful home. All mains services are connected, but none have been tested by the current agent

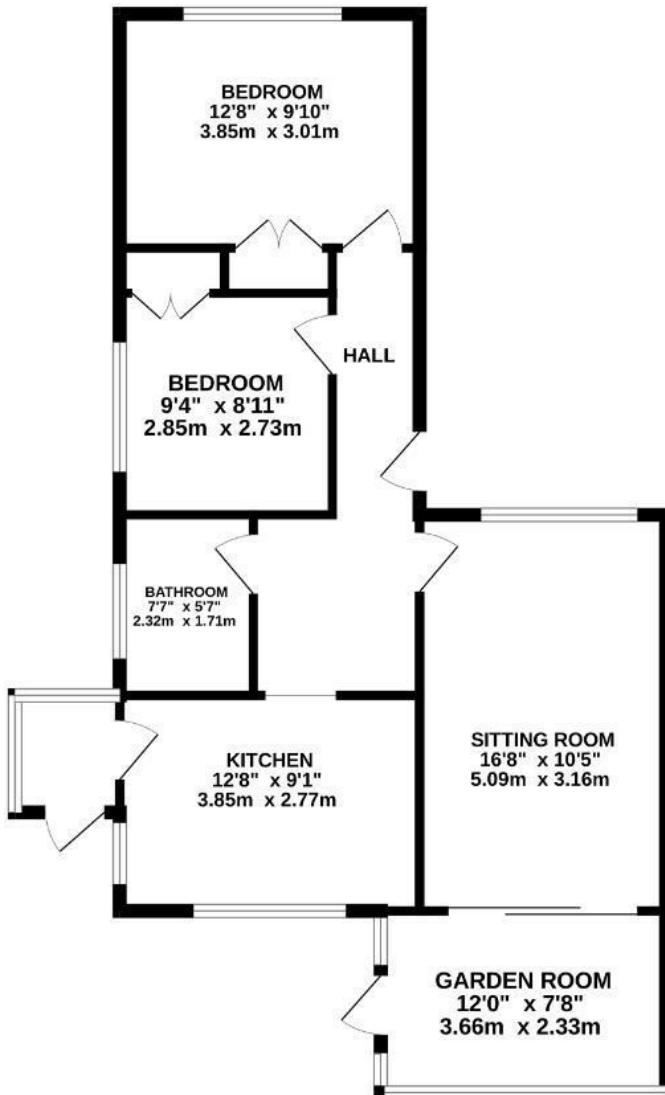


- Two Bedroom, Semi-Detached Bungalow
- Shared driveway & garage which provides parking
- Generous sun-room accessed via sitting room
- Both bedrooms offering in-built storage
- EPC Rating: D - Council Tax Band: C

- Brought to market with No Onward Chain Complications!
- Sunny rear garden mainly laid to lawn & patio area
- Large kitchen/diner with wall & base units
- Family bathroom servicing both bedrooms
- Situated within Willesborough, Near Bus-Route & Station!

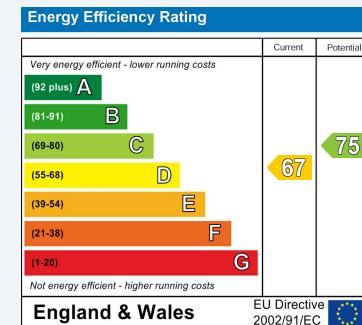


## GROUND FLOOR



## 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.

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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