



40 Essella Park Essella Road, Ashford  
£275,000

# 40 Essella Park Essella Road

Ashford, Ashford

Miles & Barr are pleased to present to the market this Two Bedroom Mid-Terrace Home in the secluded development of Essella Park, Willesborough! Situated just a short walk from Local Schools and Ashford International Station, this home offers a well balanced accommodation comprising of an open plan living space which is accessed via the external porch and an open plan kitchen diner with french doors leading out to the low maintenance garden. Upstairs are two great sized double bedrooms with a well appointed bathroom featuring a beautiful roll top bath! The current owners of this property have also made a number of recent improvements to the efficiency of this home including cavity wall insulation and further loft insulation. Further benefits include off street parking, gas central heating and double glazing throughout.

- Off Street Parking
- Quiet Cul-De-Sac Location
- Close Proximity To Local Schools & Transport Links
- Two Bedroom Mid-Terrace Home





**Entrance**

**Porch**

**Kitchen And Dining Area**

Dimensions: 3.09 x 3.82 (10'1" x 12'6").

**Living Area**

Dimensions: 4.92 x 3.84 (16'1" x 12'7").

**First Floor**

**Bedroom One**

Dimensions: 2.83 x 3.81 (9'3" x 12'5").

**Bedroom Two**

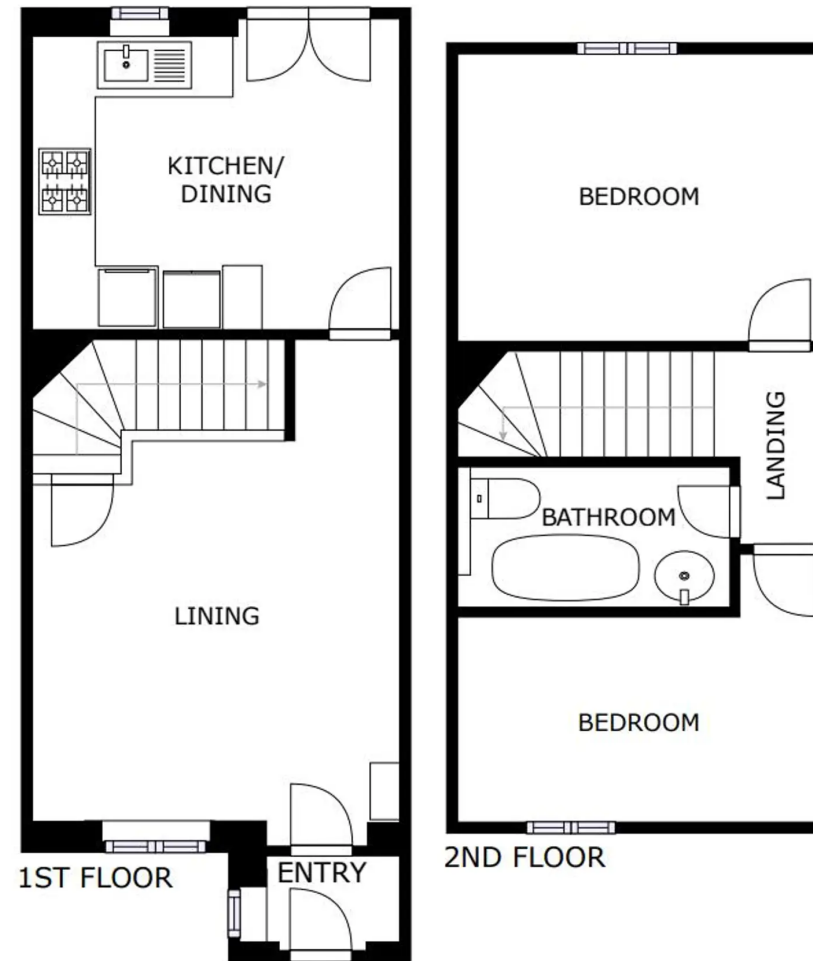
Dimensions: 2.22 x 3.81 (7'3" x 12'5").

**Bathroom**

**External**

**Rear Garden**





GROSS INTERNAL AREA  
 1ST FLOOR: 319 sq. ft., 2ND FLOOR: 283 sq. ft.  
 REDUCED HEADROOM BELOW  
 2.18 M; 23 sq. ft. TOTAL: 602 sq. ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)