



161 Canterbury Road, Willesborough  
£300,000



# 161 Canterbury Road

Willesborough, Ashford

Offering modern family living, this 3-bed end of terrace house, priced at £300,000, features off-road parking, open plan layout, en-suite master bedroom, and spacious NW facing garden. Conveniently located near amenities and transport links. Requires minor works but provides a great opportunity to customise. With well-kept outdoor space, including parking for 2 cars and a low-maintenance garden, this property is perfect for creating lasting memories.

Council Tax band: C

Tenure: Freehold

- £300,000
- Three-bedroom End of Terrace House
- Off road parking for up to 2 cars
- Large North West facing rear garden
- En-suite Shower to master bedroom
- Open Plan Living
- Convenient Location For Town Centre, Designer Outlet & Ashford International Train Station
- Ideal Family Home
- In need of some minor works
- Nearly new sash windows to the rear





### Entrance Hall

Upvc door. Vinyl flooring. Radiator to the wall.

### Lounge

12' 2" x 10' 3" (3.72m x 3.12m)

bay window to the front with wooden shutters. Amtico LVT flooring. Radiator to the wall. Feature fireplace.

### Dining Room

12' 4" x 12' 7" (3.76m x 3.83m)

Amtico LVT flooring. Window to the rear. Radiator to the wall. Feature fireplace.

### Kitchen

Wooden flooring. Metal door to the Utility area.

Worksurface with a butler style sink with part tiled walls.

Freestanding cooker. Wall and floor storage units. Space for a dishwasher. Window to the side.

### Utility Area

Small utility area with vinyl flooring, a small worksurface.

Space for a fridge freezer and washing machine.

Viessman boiler.

### Bathroom

Tiled floor with part tiled walls. Window's to the side and rear.

Radiator to the wall. Rolltop bath, W.C and washbasin.

### Utility Room

Vinyl flooring. Windows to the side and rear. Wooden door to the rear garden.

### Landing

Carpet laid to floor. Storage cupboard. Loft access.





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### Bedroom 1

12' 2" x 13' 5" (3.71m x 4.09m)

Carpet laid to floor. Two windows to the front with wooden shutters. Radiator to the wall. Large fitted wardrobe. Inset spot lamps.

### Ensuite

Vinyl flooring. Tiled walls. Vertical towel radiator. Shower cubicle, W.C and handbasin. Inset spot lamps.





### **FRONT GARDEN**

Concrete Driveway. Block paved path to the side. Blue slated area.

### **REAR GARDEN**

Large paved area leading to the side access gate. Large artificial grass area. Paved pathway and patio area with white stone borders. Two sheds plus rear access gate.

### **DRIVEWAY**

2 Parking Spaces

Concrete driveway for up to 2 cars.









## Ground Floor

Approx. 47.9 sq. metres (515.3 sq. feet)



## First Floor

Approx. 40.1 sq. metres (431.2 sq. feet)



Total area: approx. 87.9 sq. metres (946.5 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.  
Plan produced using PlanUp.



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 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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