



90 Church Road, Willesborough

In Excess of £475,000

90 Church Road

Willesborough, Ashford

A modern 4-bedroom detached family home, recently renovated offering modern living spaces, generous room sizes, two bathrooms, home office, plenty of driveway parking and well-connected position with amenities close-by.

Council Tax band: E

Tenure: Freehold

- Four bedroom detached family home
- Renovations carried out throughout in recent years
- Home office
- Downstairs shower room
- Driveway parking for 3 cars
- Modern Kitchen/Diner with bi-folding doors to the garden
- Walking distance to Willesborough Infant & Junior Schools
- Within easy reach of William Harvey Hospital
- No onward chain!



Entrance Hallway

Spacious hallway with doors to each room, stairs to the first floor with under-stairs storage, panel radiator and tiled flooring.

Lounge

14' 10" x 10' 8" (4.52m x 3.25m)

Large window to the front, panel radiator and tiled flooring. Open to the dining area.

Kitchen/Diner

10' 4" x 23' 11" (3.16m x 7.29m)

A spacious room occupying the whole of the rear of the house, looking out onto the garden with bi-folding doors. The kitchen features a range of cupboards with space for a free-standing fridge/freezer, built-in eye-level electric oven, 4-zone induction hob with extractor hood, inset sink/drain, dishwasher. Fan radiator and continuation of the tiled flooring.

Shower Room

Featuring a large walk-in shower, wash basin and WC with vanity storage and tops. Chrome towel radiator, tiled walls and tiling to the floor.

Laundry Cupboard

A handy space with plumbing for a washing machine and space above for a tumble dryer.

First Floor Landing

Spacious landing with doors to each of the rooms, window to the side, loft access (boarded) and wood laminate flooring.

Bedroom 1

13' 7" x 10' 8" (4.13m x 3.25m)

Window to the front, panel radiator, wood laminate flooring,

Bedroom 2

11' 6" x 13' 1" (3.50m x 4.00m)

Window to the front, panel radiator, wood laminate flooring.



FRONT GARDEN

REAR GARDEN

DRIVEWAY

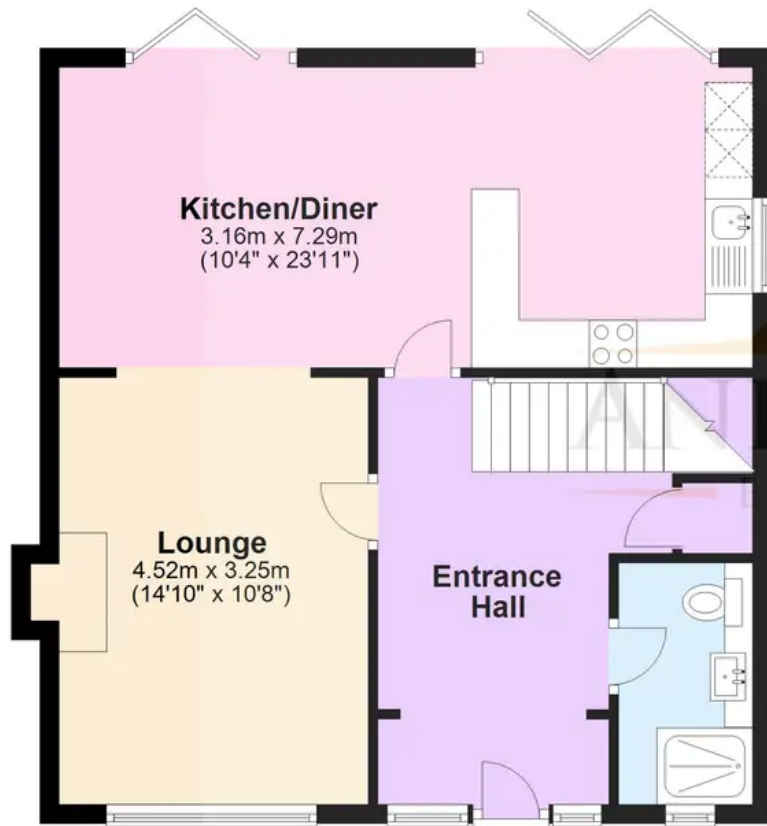
3 Parking Spaces





Ground Floor

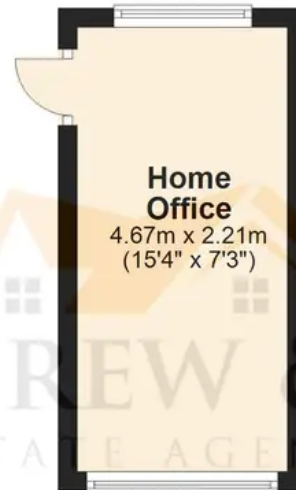
Approx. 66.9 sq. metres (720.3 sq. feet)



Kitchen/Diner
3.16m x 7.29m
(10'4" x 23'11")

Lounge
4.52m x 3.25m
(14'10" x 10'8")

Entrance Hall



Home Office
4.67m x 2.21m
(15'4" x 7'3")

First Floor

Approx. 57.3 sq. metres (616.4 sq. feet)



Bedroom
3.58m (11'9")
x 2.71m (8'11") max

Bedroom
2.11m x 2.48m
(6'11" x 8'2")

Bathroom

Landing

Bedroom
4.13m x 3.25m
(13'7" x 10'8")

Bedroom
3.50m x 4.00m
(11'6" x 13'1")

Total area: approx. 124.2 sq. metres (1336.7 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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