



**1 Hamilton Road, Willesborough**  
**£270,000**



# 1 Hamilton Road

Willesborough, Ashford

Charming 2-bed semi-detached house in South Willesborough perfect for first-time buyers or investors, featuring modern elegance, open-plan layout, en-suite master bedroom, delightful South West facing garden with patio, shed, and ample storage space. Prime location with no onward chain. Council Tax band: B

Tenure: Freehold

- £270,000
- No Onward chain
- Semi Detached House
- Two Double Bedrooms
- En-suite shower room
- Recently Refurbished
- Downstairs bathroom
- Good sized South West facing garden
- Popular South Willesborough Location
- Ideal for first time buyers or investors



### Entrance hall

Composite front door with an overhead door canopy. Laminate flooring.

### Dining Room

10' 10" x 8' 7" (3.31m x 2.62m)

Laminate flooring. Window to the front. Radiator to the wall. Feature fireplace. Understairs cupboard.

### Lounge

11' 1" x 11' 6" (3.37m x 3.51m)

Laminate flooring. Radiator to the wall. Feature fireplace.

### Kitchen

9' 2" x 11' 10" (2.80m x 3.61m)

Upvc door to the side access. Laminate flooring. Window to the side. Radiator to the wall. Inset spot lamps. Worksurfaces with a metal sink and drainer, gas hob, oven and overhead extractor. Integral dishwasher. Storage cupboard that could house a fridge freezer. Wall and floor storage units

### Utility Room

7' 7" x 5' 7" (2.30m x 1.71m)

Laminate flooring. Upvc door and window to the rear. Worksurface with a metal sink and drainer. Glow worm boiler and space for a washing machine and tumble dryer.

### Family Bathroom

5' 10" x 5' 3" (1.79m x 1.61m)

Vinyl flooring. Tiled walls. Window to the rear. Bath with an overhead shower, W.C and washbasin.

### Landing

Carpet laid to floor.

### Front Bedroom

12' 0" x 9' 1" (3.67m x 2.76m)

Carpet laid to floor. Window to the front. Radiator to the wall. Storage cupboard.

### Rear Bedroom

11' 1" x 11' 10" (3.38m x 3.60m)

Carpet laid to floor. Radiator to the wall. Window to the rear.

### En-suite Shower

9' 1" x 5' 3" (2.78m x 1.60m)

Vinyl flooring. Window to the side. Radiator to the wall. Corner shower cubicle, W.C and washbasin with a vanity unit.





### **FRONT GARDEN**

Paved patio with some flower beds and planted area to the front. Access to the rear garden via a gate.

### **REAR GARDEN**

Enclosed rear garden which is mainly laid to lawn. Paved patio area. Hedgerow and flower borders. Wooden shed.

### **ON STREET**













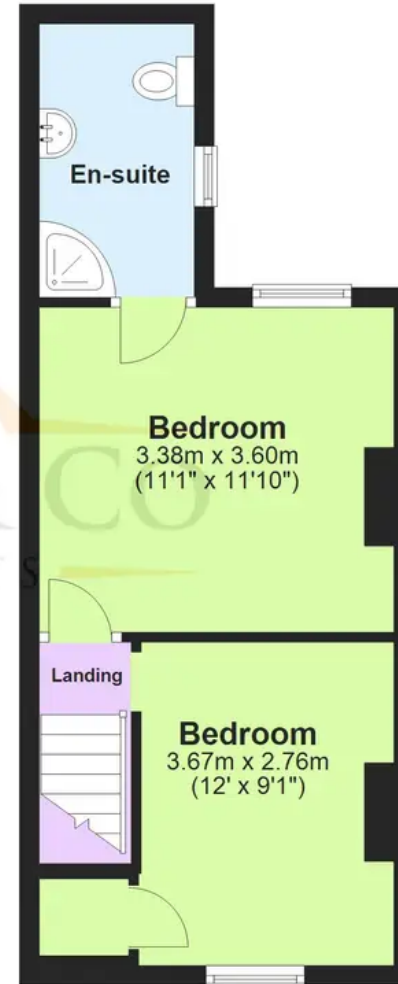
## Ground Floor

Approx. 43.1 sq. metres (464.3 sq. feet)



## First Floor

Approx. 29.5 sq. metres (317.0 sq. feet)



Total area: approx. 72.6 sq. metres (781.3 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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