



Willow Bank Plain Road, Smeeth

Guide Price **£325,000**

Skippers

Willow Bank Plain Road

Smeeth, Ashford

A charming three-bedroom family home set in the heart of the popular village of Smeeth, offering well-presented accommodation with a cosy log burner, modern upgrades and a generous garden backing onto open woodland. Enjoy village amenities close by, excellent road links via the M20 and easy access to Ashford and Folkestone, making this an ideal home for families seeking both countryside living and convenient connections.

Council Tax band: C

Tenure: Freehold

- Popular village location in Smeeth
- Three well-proportioned bedrooms
- Living room with feature log burner
- Kitchen, dining room and living room layout
- Newly laid laminate flooring downstairs
- New carpets throughout the first floor
- Recently replaced boiler with new pipework and radiators
- Generous rear garden with raised deck
- Garage en block
- Excellent access to Ashford, Folkestone and the M20



Hallway

Glazed door to the front with sidelight window, stairs to the first floor with under-stairs storage, radiator and laminate wood flooring.

Living room

11' 8" x 13' 11" (3.55m x 4.25m)

Window to the front, fireplace with inset Log Burner, radiator and fitted carpet.

Kitchen

9' 1" x 9' 5" (2.77m x 2.88m)

Window to the rear overlooking the garden and door leading out, under-stairs storage cupboard, meter cupboard and laminate wood flooring. Kitchen comprising matching wall and base units with worksurfaces over, inset 1.5 bowl sink/drain, free-standing electric cooker, space and plumbing for washing machine, space for tumble dryer and fridge/freezer.

Dining room

8' 4" x 9' 6" (2.55m x 2.89m)

Sliding patio doors to the garden, radiator and laminate wood flooring.

Landing

Window to the side, doors to each room, loft access, airing cupboard and fitted carpet to the stairs and landing.

Bedroom 1

10' 0" x 12' 0" (3.05m x 3.66m)

Window to the rear, fitted wardrobes, radiator and fitted carpet.

Bedroom 2

10' 0" x 11' 8" (3.05m x 3.55m)

Window to the front, radiator and fitted carpet.

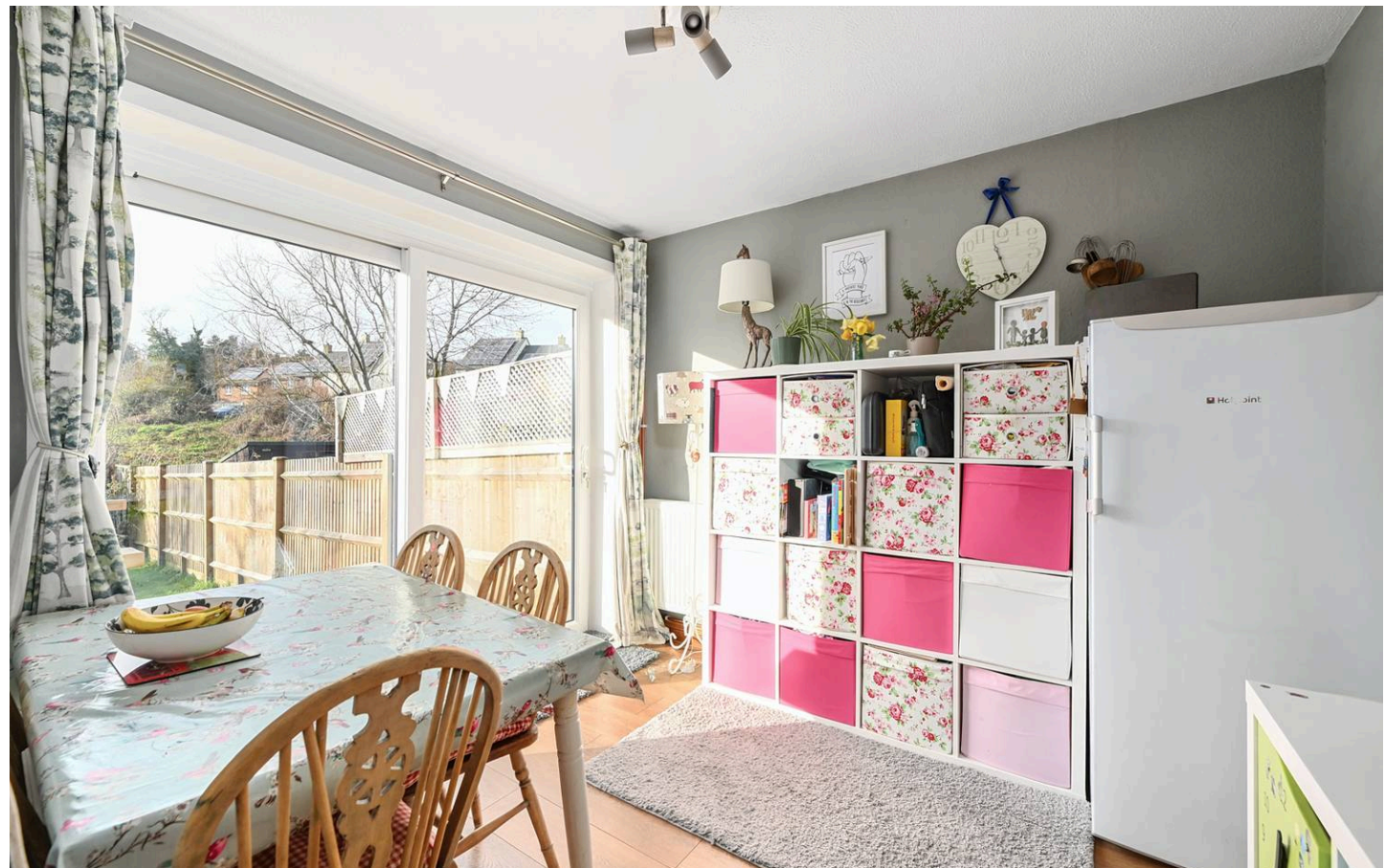
Bedroom 3

7' 9" x 8' 2" (2.37m x 2.49m)

Window to the front, radiator and fitted carpet.

Bathroom

Window to the rear, bath with mixer taps, hand shower attachment and electric shower above, WC, wash basin



Willowbank Plain Road, TN25

Approximate Gross Internal Area = 79.7 sq m / 858 sq ft
Approximate Garage Internal Area = 13.1 sq m / 142 sq ft
Approximate Outbuilding Internal Area = 2.1 sq m / 23 sq ft
Approximate Total Internal Area = 94.9 sq m / 1023 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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