



ESTATE AGENTS

ANDREW & CO

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only, and an illustration purpose which may not be to scale. It there are any important matters likely to affect your decision to buy please contact us before viewing the property. nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and an illustration purpose which may not be to scale. It there are any important matters likely to affect your decision to buy please contact us before viewing the property.

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximately taken and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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44 Essella Road
Ashford, TN24 8AN
Offers In Excess Of £280,000



Situated in a much sought after location of Willesborough is this lovely three bedroom 1930's semi-detached family home in a very convenient position.

Willesborough is located to the east of Ashford and has many benefits for local residents, including not one but many fantastic schools at primary and secondary level, as well as the Norton Knatchbull Grammar school for boys. The are also numerous local amenities including local convenience shops, doctors surgery, William Harvey Hospital and good access to the motorway (jct 10). You also within walking distance to Ashford Town Centre and International Station with fast links to both London St Pancreas and the continent.

The property itself comprises a welcoming entrance hallway, through lounge/diner with open fireplaces, modern kitchen, conservatory addition and useful downstairs cloakroom. Upstairs there are two well proportioned bedrooms and a smaller third bedroom, with the larger

benefiting from fitted wardrobes and bedroom furniture, and family bathroom/wet room. Externally, the rear garden is paved and provides a lovely outside seating area where you can enjoy the sun, and being a corner plot, you also have the benefit of the side garden which could be further utilised to give an extension to the rear garden, or to create further off street parking. Currently, there is a parking for one car to the front of the garage.

ENTRANCE HALLWAY Door to the front, stairs to first floor with storage cupboard beneath, doors to kitchen and lounge/dining room, radiator and wood flooring.

LOUNGE 12' 11" x 10' 11" (3.952m x 3.330m) Bay window to the front, open fire with decorative fireplace, radiator and fitted carpet. Open to dining room.



A lovely three-bedroom semi-detached family home located within popular Willesborough location. An ideal position for access to local schools, Ashford Town Centre, International Train Station and motorway access (jct 10).

DINING ROOM 11' 5" x 9' 11" (3.503m x 3.027m) Patio doors to the conservatory, open fire with decorative fireplace, radiator and fitted carpet.

CONSERVATORY 12' 3" x 8' 6" (3.73m x 2.59m) uPVC construction with windows and French doors to the garden, radiator, tiled flooring and plumbing for washing machine.

CLOAKROOM Wash hand basin, wc and tiled flooring.

KITCHEN 10' 11" x 6' 4" (3.33m x 1.93m) Modern kitchen comprising matching wall and base units with work surfaces over, inset sink with drainer, built-in electric oven, gas hob with extractor hood above, window to the side, tiled splash back and tiled flooring.

LANDING Stairs from ground floor, doors to all rooms, window to the side, radiator and fitted carpet.

BEDROOM 14' 9" x 9' 7" (4.5m x 2.92m) Bay window to the front, fitted wardrobes and bedroom furniture, radiator and fitted carpet.

BEDROOM 10' 6" x 10' 0" (3.2m x 3.05m) Window to the rear, airing cupboard, radiator and exposed wooden floorboards.

BEDROOM 7' 0" x 6' 10" (2.13m x 2.08m) Window to the front, radiator and fitted carpet.

BATHROOM Currently set up as a wet room, with shower, wc and wash hand basin. Window to the rear, towel radiator and fully tiled walls.

OUTSIDE
GARAGE & DRIVEWAY Single garage with up and over door, personnel door to the garden, power and lights. Driveway to the front with parking for one car, with further scope to create more parking.

REAR GARDEN Paved garden with patio area, secluded with mature hedges and access to the side garden which offers scope to further develop or to create further parking.



Tenure: Freehold

Local Authority: Ashford Borough Council