

for sale

offers over **£425,000**



## Sprotlands Avenue Willesborough Ashford TN24 0AQ

Sprotlands Avenue is a superb example of an Earls built semi detached house which has been totally modernised, extended and improved. The property has undergone major works and is presented at the highest standard.



# Sprotlands Avenue Willesborough Ashford TN24 0AQ

## Lounge/Diner

26' 4" x 11' 7" ( 8.03m x 3.53m )

## Kitchen

15' 5" x 9' ( 4.70m x 2.74m )

## Study

6' 6" x 6' 6" ( 1.98m x 1.98m )

## Shower Room

5' 4" x 6' 6" ( 1.63m x 1.98m )

## First Floor

## Bedroom 2

10' 1" x 12' 4" ( 3.07m x 3.76m )

## Bedroom 3

10' 8" x 12' 1" ( 3.25m x 3.68m )

## Bedroom 4

6' 9" x 6' 5" ( 2.06m x 1.96m )

## Bathroom

8' 4" x 5' 9" ( 2.54m x 1.75m )

## Second Floor

## Bedroom 1

11' 9" x 19' 8" ( 3.58m x 5.99m )

## En-Suite

8' 4" x 5' 9" ( 2.54m x 1.75m )







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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77 High Street  
 ASHFORD TN24 8SF

Property Ref: ASH407497 - 0004

**Tenure:** Freehold

**EPC Rating:** E

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