

for sale

guide price **£500,000**



## Wellingtonia Close Willesborough Ashford TN24 0WW

**\*GUIDE PRICE £500,000-£525,000\*** An executive, detached family home located on Wellingtonia Close on the popular Hinxhill Park development. For your chance to view, please contact the sole agent Connells.





# Wellingtonia Close Willesborough Ashford TN24 0WW

## Entrance Hall

### Lounge

21' 5" x 11' 7" ( 6.53m x 3.53m )

### Kitchen/Dining Area

23' 2" x 11' 4" ( 7.06m x 3.45m )

### Utility Room

7' 7" x 5' 3" ( 2.31m x 1.60m )

### Cloakroom

6' 3" x 3' 1" ( 1.91m x 0.94m )

### Landing

### Bedroom 1

11' 3" x 9' 6" ( 3.43m x 2.90m )

### En-Suite

7' 7" x 4' 6" ( 2.31m x 1.37m )

### Bedroom 2

11' 9" x 9' 6" ( 3.58m x 2.90m )

### Bedroom 3

11' 6" x 10' ( 3.51m x 3.05m )

### Bedroom 4

12' x 7' 8" ( 3.66m x 2.34m )

### Family Bathroom

7' 1" x 5' 6" ( 2.16m x 1.68m )

### Outside

## Front And Rear Garden

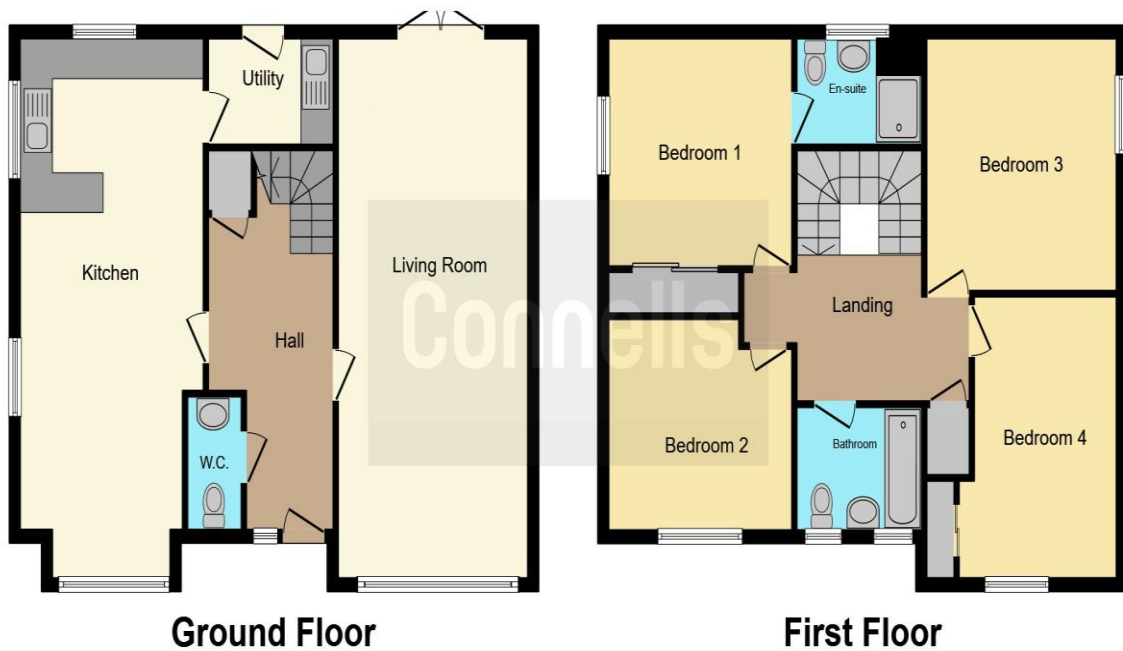
## Driveway And Car Barn

## Agents Note



The sellers advise that they pay approximately £300 per year as a contribution towards upkeep.





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)

To view this property please contact Connells on

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Property Ref: ASH408027 - 0004

**Tenure:** Freehold

**EPC Rating:** B

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