



## 3 Field End

Willesborough, TN24 0AP

Offers In Excess Of £280,000

A pleasantly appointed semi detached home in a popular residential setting, in easy reach of local schools, shops and transport links.

The accommodation comprises an entrance hall, sitting/dining room, kitchen, two bedrooms and bathroom/wc. The rear garden is particularly impressive whilst further benefits include double glazing, recently installed gas central heating, cavity wall insulation, modernised roof and garage accessed via a shared driveway.

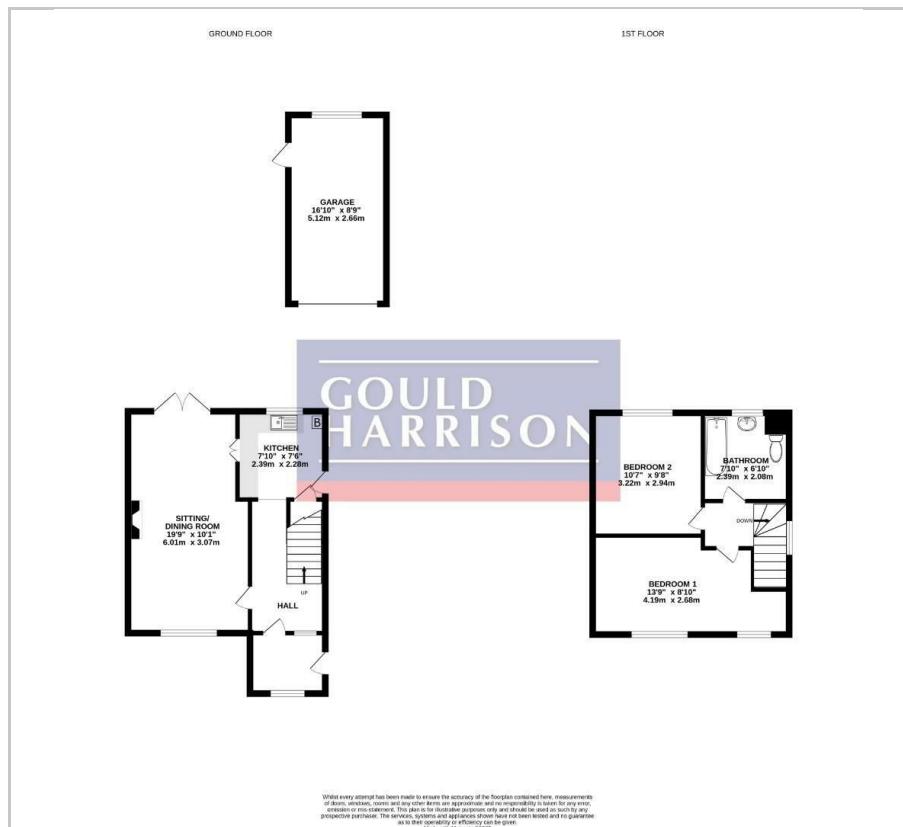
### Viewing

Please contact our Ashford Office on 01233 646411 if you wish to arrange a viewing appointment for this property or require further information.

- SEMI DETACHED HOUSE
- GENEROUS REAR GARDEN
- SHARED DRIVEWAY & GARAGE TO REAR
- TWO BEDROOMS
- GAS CENTRAL HEATING & DOUBLE GLAZING
- SITTING/DINING ROOM
- CUL DE SAC POSITION
- CLOSE TO LOCAL SCHOOLS AND TRANSPORT LINKS



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	80
EU Directive 2002/91/EC			



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