



Hythe Road,  
Ashford,  
TN24 8PR

£365,000 - Offers in excess of



If you're looking for a home, that offers a fantastic rear garden, with scope to extend into the loft if more space is required, then we recommend booking a viewing on this well presented 3 bedroom, extended semi detached home that has been tastefully modernised by the current owners, now offering a large out-building as well parking to the rear.

The home is well located within close proximity to all your local amenities. Within a short walk you will reach a local post office and shop, a popular infant and junior school and a doctors surgery. Other amenities within the area include; a local church, William Harvey Hospital and a variety of schools including a grammar school for boys, a co-op and a Tesco Extra store.



This established family home is ideal for a growing family, looking to be within walking distance to all of Ashfords local amenities, as well a short wander to the Ashford International Rail Station. You'll note the home, sat back from the road behind a well kept frontage offering gated side access. This charming 1900's home offers that charismatic charm, as well as a modern touch, the perfect balance for all working families. With 2 bathrooms, and a beautiful rear kitchen/breakfast room to rear with island, come on inside and take a look for yourself!

The home is approached via a few steps which leads you to the level front garden, through the front door, you will find the accommodation comprises of a welcoming entrance hall, ground floor bathroom housing the boiler in a sperate cupboard too. There's a comfortable family room with large bay window over looking the front garden flooding this room with natural daylight with focal point fire place. Via the lounge, there is an opening into the homes dinning area found before the kitchen/breakfast room, allowing the chance for the family to dine, as well as the chance to host those BBQ's over the weekends, just look at that rear garden!

The kitchen/breakfast room is without a doubt the homes 'wow factor' with large french doors – It's often referred to as the 'lounge' and it's certainly true here - it's a great entertaining space in our opinion, with island, plenty of work surface space, as well as the essentials integrated with further utility recess access from within the kitchen/breakfast room – There's a number of thoughtful upgrades, one of which is the Bluetooth & outdoor music playing facility, allowing you to entertain your guests outside when the weather is kind.

From the entrance hall, you'll note the charming original flooring, a compliment to the properties age – having been so well cared for over the years. From the landing you will find access to all 3 bedrooms. The third bedroom being located at the front of the home, and is a perfectly sized single bedroom, ideal for a younger child. Next door to this room is a generous 2nd bedroom, a plentiful room and offers a great 12'0x14'2 of accommodation. At the rear of the home is the principle bedroom, again another generous room with window to rear allowing you to gaze out into the rear garden. This floor is finished off well with a stylish family shower suite, with impressive walk in shower, wash hand basin and W/C.

The rear garden is well over 100ft in length, and offers plenty of space for the children to let off steam. It's been designed with the family in mind, with a decked area that leads from the patio doors, ideal for alfresco dinning. The decked path leads to the versatile out-building, which offers an impressive 4.31mx4.27m of usable space, with water and electricity supplied, it offers the chance for those to work from home, or, could act as a fabulous entertaining bar space – the choice is yours! Gaining the sun in the garden is at the very top of most owners priorities, thanks to the homes orientation, there's chance to capture that afternoon sun, whilst the children enjoy themselves in the rear section of the garden, that is largely laid to lawn with rear access gate and parking for a number of vehicles via the road to rear.

Where is this home? Willesborough. The home is well located within close proximity to all your local amenities. Within a short walk you will reach a local post office and shop, a popular infant and junior school and a doctors surgery. Other amenities within the area include; a local church, William Harvey Hospital and a variety of schools including a grammar school for boys, a co-op and a Tesco Extra store. Transport links are within easy reach to this home including a bus service; situated in the same road, junction 10 of the M20 motorway and Ashfords International train station which conveniently offers the high speed service to London St. Pancras. Ashford Town centre and Ashford's designer outlet are also found within a a short wander.

Tenure: Freehold  
Council Tax Band: C



Approx Gross Internal Area  
121 sq m / 1299 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- A well presented, 3 bedroom extend semi detached family home
- Offering a substantial 100ft+ rear garden
- Wow factor rear kitchen/breakfast room with island
- Large family room to front with bay window
- Entertaining dining room leading through to kitchen with patio doors
- Versatile out-building with electricity & water supplies
- Driveway providing parking to rear for a number of vehicles
- 2 Spacious double bedrooms + further single room
- Modern walk in shower room on FF, and GF Bathroom
- EPC Rating: E, Council Tax Band: C

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		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.