



Raleigh Close,
Ashford,
TN24 0UT

£350,000

 3  1  2  D

If you are looking for a home in a popular area, how about this home in the heart of the Highfield estate of Willesborough, within walking distance to a local parade of Shops and amenities, then this 3 bedroom, linked detached home should top your list!

It's a home that boasts character, blending modern family living whilst being close to the well regarded Schools that Willesborough offers - ideal for a aspiring family looking to get onto the ladder, or perhaps an upsize for some!

This 3 bedroom home is located on a small cul-de-sac of mainly detached homes. There's a driveway and garage to the side of the property but parking in the close is never an issue.

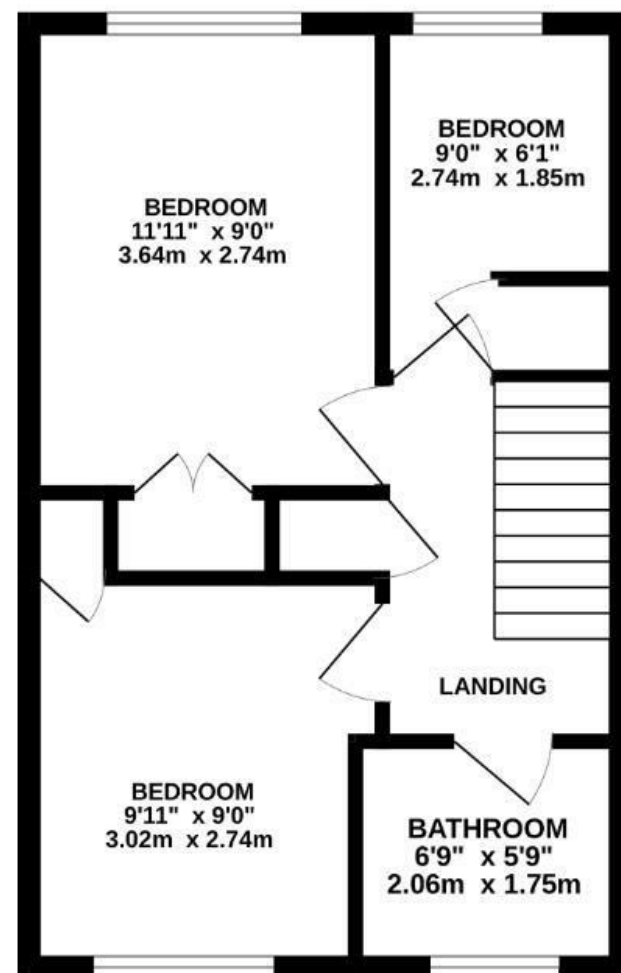
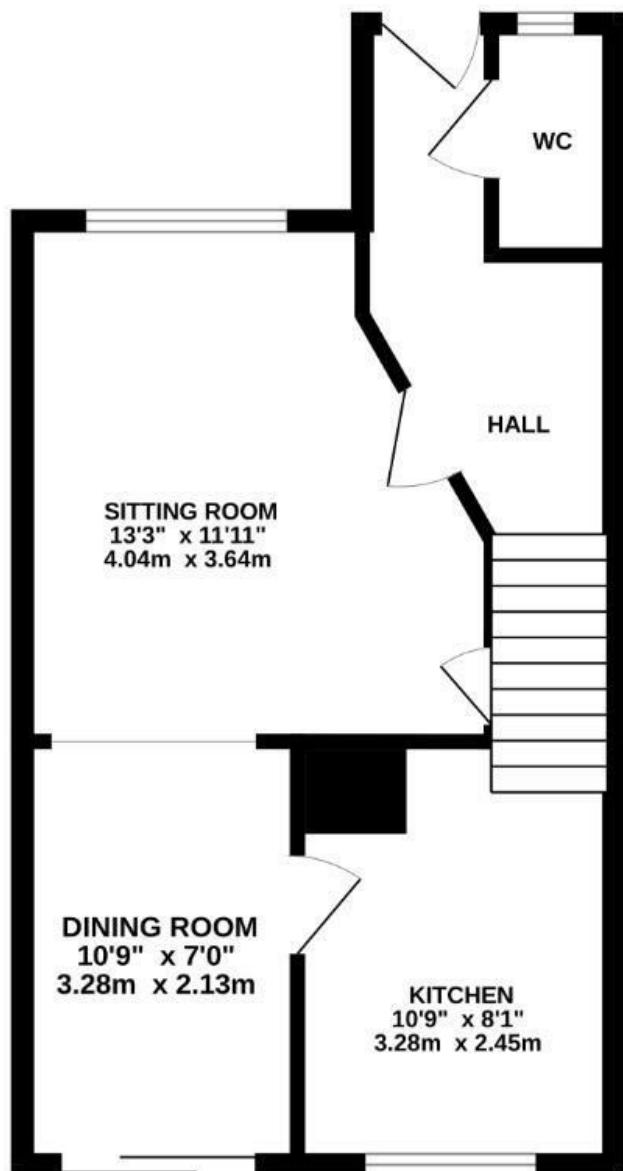


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It's a home that boasts character, blending modern family living whilst being close to the well regarded Schools that Willesborough offers - ideal for a aspiring family looking to get onto the ladder, or perhaps an upsize for some! This 3 bedroom home is located on a small cul-de-sac of mainly detached homes. There's a driveway and garage to the side of the property but parking in the close is never an issue. Via the front door, you will find a hallway where you can hang up your coats and kick off your shoes - The lounge and dining areas have been opened out and the light is able to stream in from both the front and the back. The seperate kitchen has plenty of cupboard space and work surfaces for the budding cooks amongst you. Climb the stairs, and here is where you will find 3 large bedrooms and family bathroom that services each. There is also a handy airing cupboard providing more storage space should you need. Both bedrooms 1 & 2 offer fitted wardrobes, with bed 3 being an ample sized office/single bedroom for a younger child.

To the rear of the home is a modest garden, allowing the children to play and let off steam. Perhaps you're hosting friends and family. It's a space to be enjoyed by all, with rear access into the garage and a laid to lawn area, as well as thoughtfully placed patio area, the perfect place to catch the summer's sun.

The property is just a 20 min (or so) walk from the town centre and the Ashford International Station. Furthermore, Norton Knatchbull Grammar School is a short walk as is The North School. Ashford and its surrounding villages enjoy the very best the 'Garden of England' has to offer. Beautiful 'Darling Buds of May' countryside, picturesque villages, tranquil fields of apple orchards and oast houses give this part of Kent its own special character. From its historic origins as a farming and market town, Ashford has evolved to meet the needs of the modern family with plenty to offer those who enjoy walking, cycling, golf and swimming. There is a good range of recreational and shopping facilities including a designer outlet and a multi plex cinema within walking distance. Ashford is served by excellent schools including highly regarded private and grammar schools.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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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Tenure: Freehold
Council Tax Band: D

- A well presented 3 Bedroom linked detached home
- Close proximity to local Shops & William Harvey Hospital
- A large reception space on the ground floor
- Separate kitchen & dining room with patio doors
- Garage & driveway providing parking
- Family bathroom with shower over bath, wash hand basin & W/C
- Spacious sunny garden with patio area
- Downstairs W/C
- Council Tax Band: D EPC Rating: D (60)
- Popular Highfield Estate in Willesborough

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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