



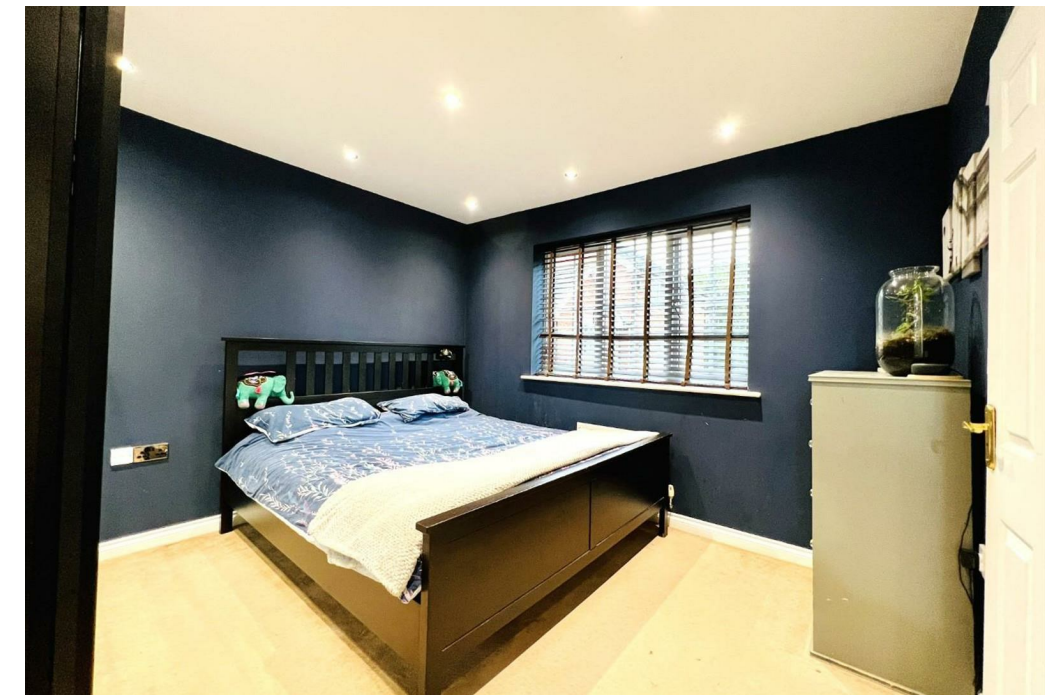
Kings Prospect,  
Willesborough,  
TN24 0GX

£320,000



Hunters are delighted to welcome to the market, this well presented, 3 bedroom end of terrace family home found in an quiet cul-de-sac setting, with **NO ONWARD CHAIN!** The property offers off road parking in front of the homes garage, located next to the property. Come in inside and see what all the fuss is about.

Through the front door, there is a handy entrance hall, a great place to kick off your shoes and hang up your coat. Into the homes spacious reception room that offers '17'5 x 13'5' of living space, offering an open plan living style with the dining area off the back. The doors from the dining area lead out onto the rear garden, enabling you to dine alfresco in the warmer weathers. Toward the rear of the home is the kitchen area overlooking the garden, offering space for free standing furniture, fitted with an array of wall and base units. The ground floor is finished off nicely with a handy W/C.



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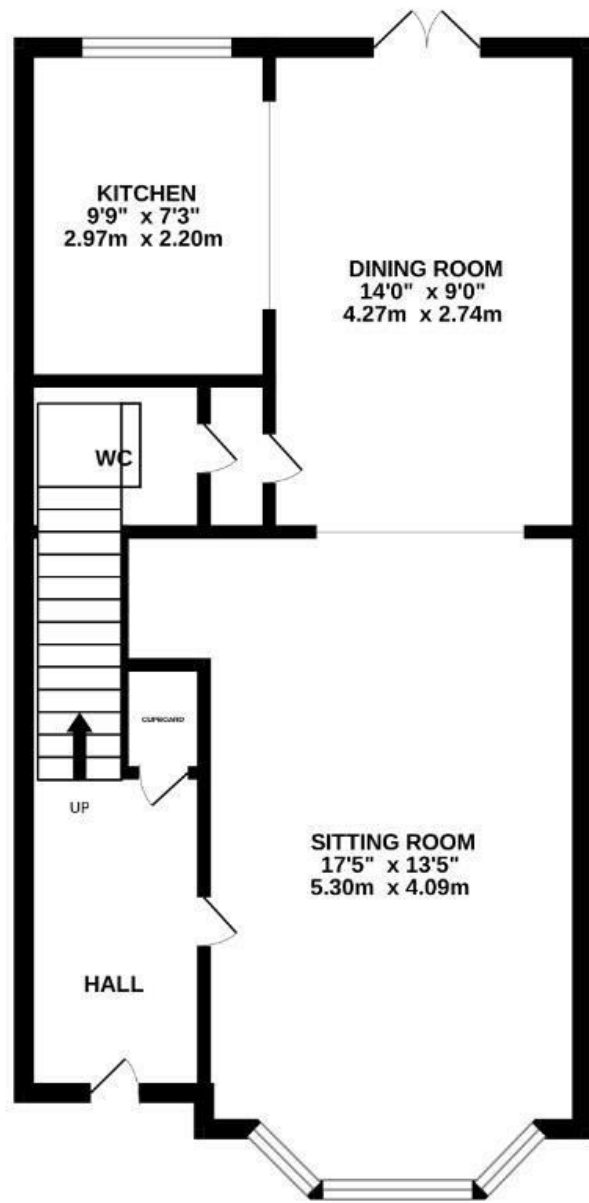
Upstairs the homes offers 3 spacious bedrooms, a master that offers an en-suite shower room with ample space for free standing furniture, a double guest bedroom and a smaller 3rd bedroom, ideal for a single bed or perhaps an office. Bedrooms 2&3 are serviced by the homes family bathroom with shower attachment, wash hand basin and W/C.

Externally the home offers a large rear garden, with a patio area - the perfect outside entertaining space - and a large laid to lawn section where the children can let off steam and run around. The trees and shrubbery off the back secludes the garden and gives you additional privacy.

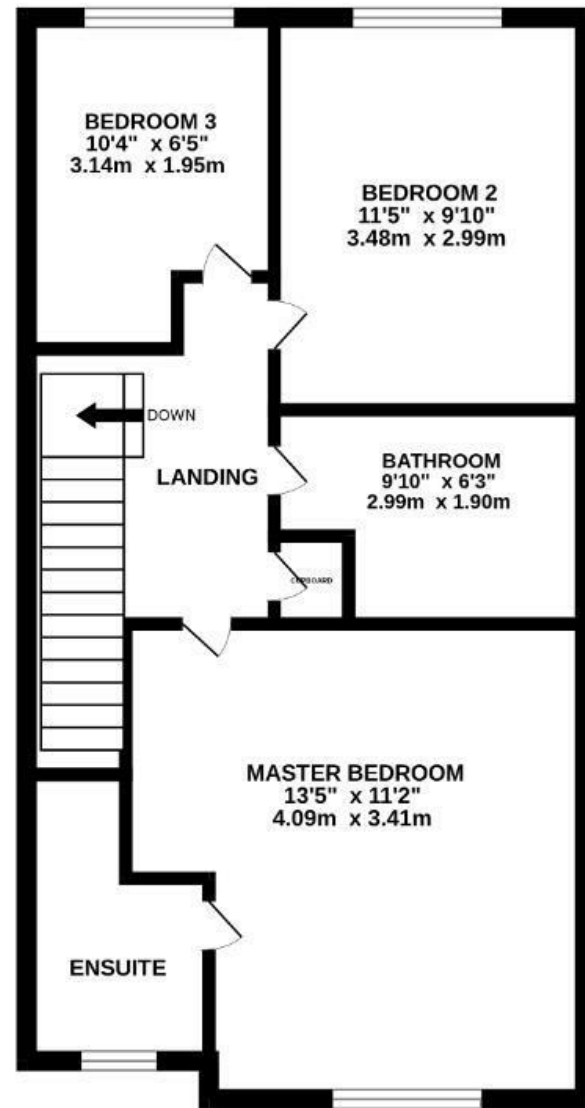
The property is located in the Willesborough an area with a residential neighbourhood that's located within walking distance of the town centre. It's a pleasant area, with well-maintained streets, accessing the town centre of Ashford and the Ashford International train station within a short walk, also not to far away is the quite bustling Designer Outlet, with a variety of shops and restaurants. Within Willesborough there's a Budgens, a pharmacy, a post office, and several cafes and eateries. For a bit of entertainment, there's a small cinema not to far away. The majority are within walking distance, or a short car journey via the M20, making it a convenient spot to visit for essentials or a leisurely outing.

All mains services are connected, but none have been tested by the agent.  
Flood Risk: Very low Each year, there is a chance of flooding of less than 1 in 1000 (0.1%).

GROUND FLOOR



1ST FLOOR



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

- Three bedroom end of terrace home
- NO ONWARD CHAIN
- Garage and off road parking
- Spacious living area
- Kitchen overlooking the rear garden
- Dining area with doors to the garden
- Master with en-suite
- Private rear garden
- EPC: TBC
- Council Tax Band: D

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	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.