



**Connells**

Foley Close  
Willesborough Ashford

# Foley Close Willesborough Ashford TN24 0XA

for sale offers in the region of  
**£485,000**



## Property Description

Foley Close is ideally positioned for family living, enjoying easy access to a range of local amenities, highly regarded schools, William Harvey Hospital, Ashford town centre and Ashford International Station. The nearby M20 motorway network also provides excellent links to London and the Kent coastline, making this a superb location for commuters and growing families alike.

The accommodation is thoughtfully arranged and begins with a welcoming entrance hall leading to a spacious dual-aspect sitting room and featuring direct access to the rear garden. The kitchen/breakfast room is open to a separate dining area, creating an ideal space for both everyday family life and entertaining guests. A particular benefit is the converted garage space, now providing a generous utility room alongside a separate front store room, offering excellent practicality for modern family living. A ground floor cloakroom completes the accommodation on this level.

To the first floor, there are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, whilst the remaining bedrooms are served by a family bathroom.

Outside, the property truly comes into its own. The beautifully established rear garden provides a wonderful degree of privacy and has clearly been lovingly maintained, offering a large sandstone patio perfect for al fresco dining, a lawned garden surrounded by mature trees and hedging, and a peaceful setting rarely found in modern developments.

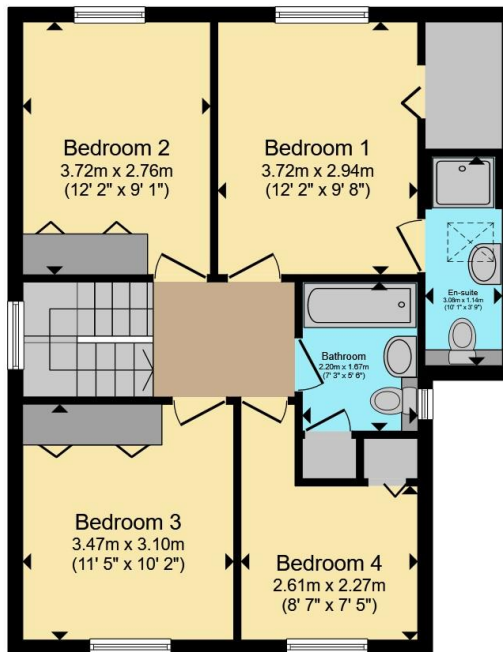
## Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





**Ground Floor**



**First Floor**

Total floor area 132.6 m<sup>2</sup> (1,427 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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77 High Street  
ASHFORD TN24 8SF

EPC Rating: C Council Tax  
Band: E

**view this property online [connells.co.uk/Property/ASH409072](http://connells.co.uk/Property/ASH409072)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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