



## 50 Kings Prospect, Ashford

Offers in Region of £365,000

**Skippers**

# 50 Kings Prospect

Ashford

Spacious five bedroom townhouse in South Willesborough with flexible living, modern kitchen, three bathrooms, low-maintenance garden, garage, driveway, and excellent transport links.  
Council Tax band: D

Tenure: Freehold

- Spacious & Well Presented 4/5 Bedroom Town House
- Four Modern Bathrooms
- Low Maintenance Secluded Rear Gardens
- Wonderful Modern Kitchen/Diner with Bi-Fold doors to Garden
- Cul-De-Sac Position within the Convenient Location of South Willesborough
- Good Access to Transport Routes and Primary School with Public Transport to Ashford Town Centre & International Train Station
- Spacious Three Storey Living Accommodation



### Hallway

Stairs leading to first floor, doors through to bedroom, kitchen/diner and shower room with understairs storage cupboard.

### Bedroom/Reception

11' 8" x 9' 7" (3.56m x 2.92m)

Window outlook to front, door through to shower room.

### Shower Room

White suite comprising low level wc, pedestal wash hand basin with tiled splashback, tiled shower cubicle, tiled flooring doors through to hallway and bedroom.

### Kitchen/Diner

20' 4" x 15' 4" (6.20m x 4.67m)

Great range of cupboards and drawers beneath work surfaces, space for freestanding range cooker (available under separate negotiations), centre island with breakfast bar, integrated dishwasher, cupboard housing space and plumbing for washing machine, 2 bowl sink with mixer tap and drainer, space for American freestanding fridge/freezer, bi-fold doors leading to rear garden.





### Landing

Stairs to second floor, doors through to lounge, 2 bedrooms and family bathroom.

### Lounge

15' 4" x 12' 10" (4.67m x 3.91m)

Double window outlook over rear.

### Bedroom

11' 4" x 7' 10" (3.45m x 2.39m)

Window outlook to front, door through to bathroom.

### Bedroom

7' 7" x 7' 2" (2.31m x 2.18m)

Window outlook to front.

### Family Bathroom

White suite comprising low level wc, pedestal wash hand basin with tiled splashback, panelled bath with mixer tap and shower attachment and partially tiled walls.

### Second Floor Landing

Doors to 2 bedrooms, airing cupboard and further storage cupboard.

### Bedroom

15' 4" x 9' 2" (4.67m x 2.79m)

Double window outlook to rear, range of built in wardrobes and drawers.

### En-suite

White suite comprising low level wc, pedestal wash hand basin with tiled splashback, panelled bath with mixer tap and shower attachment, tiled shower cubicle.

### Bedroom

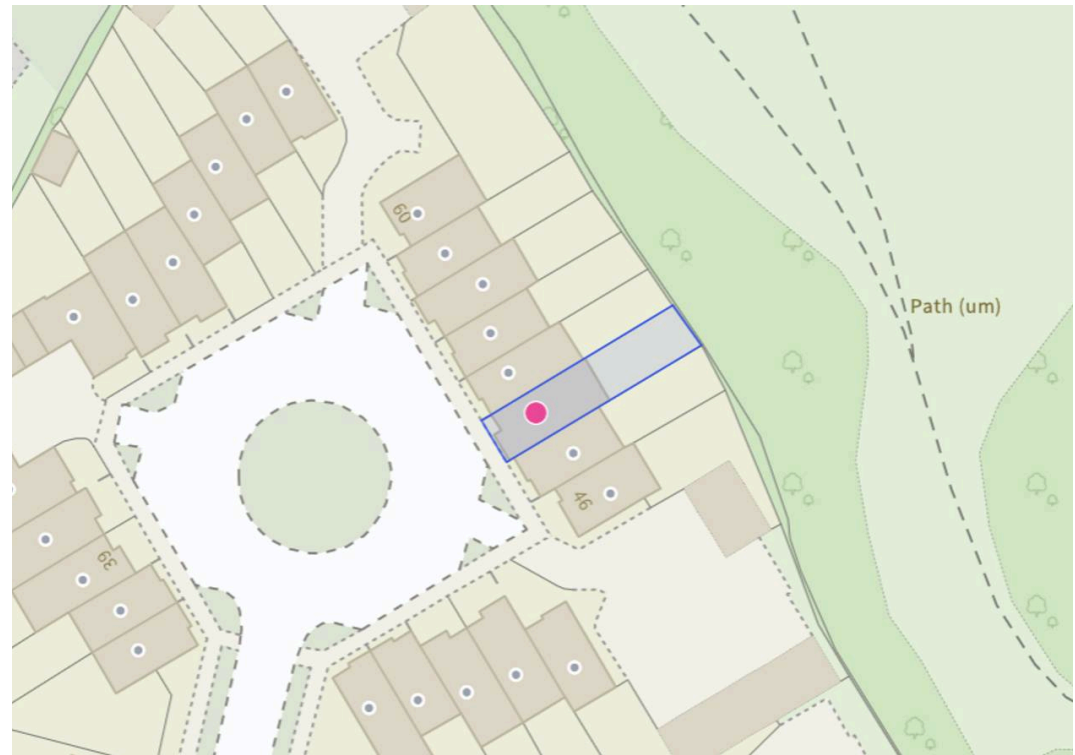
15' 4" x 8' 8" (4.67m x 2.64m)

Window outlook to front.


### En-suite

Low level wc, pedestal wash hand basin with tiled splashback, tiled shower cubicle.



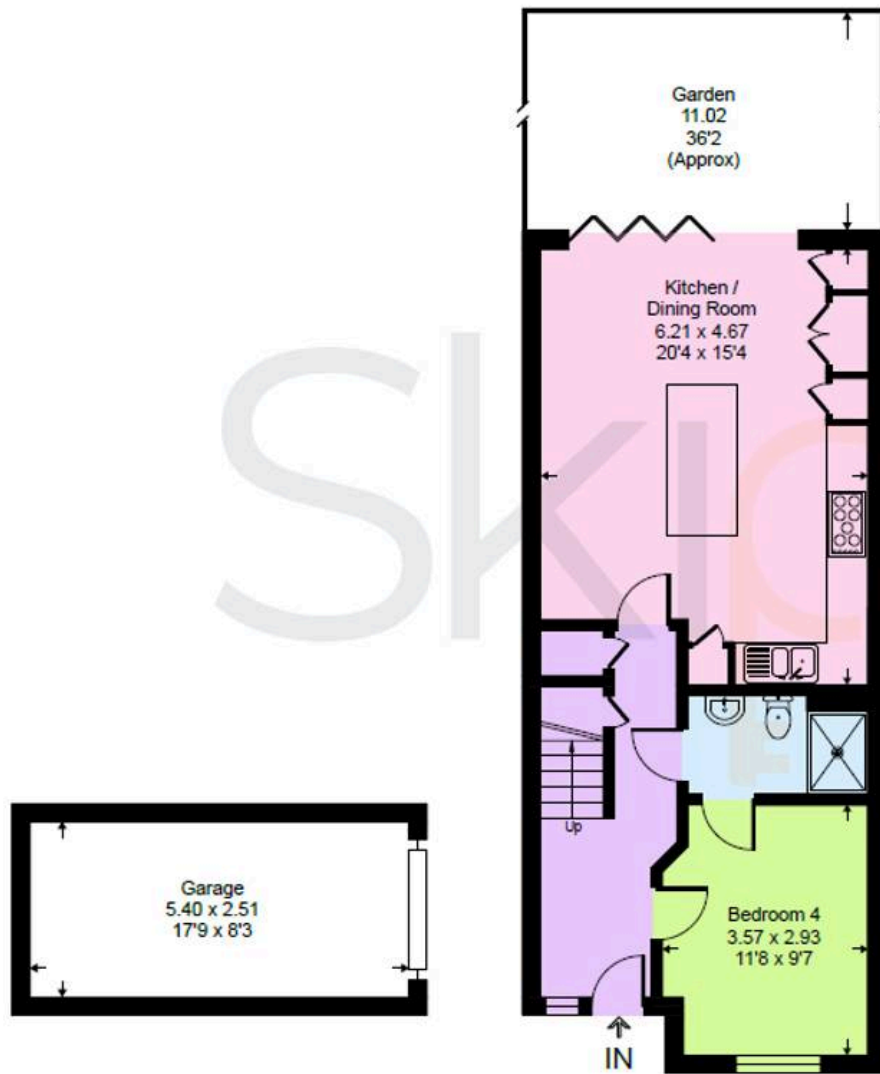


## Energy Efficiency Rating

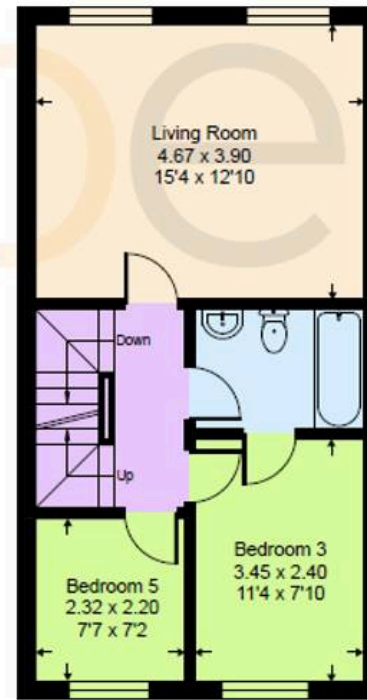
|   | Current   | Potential   |
|---|-----------|---|
| Very energy efficient - lower running costs |           |   |
| (92+) <b>A</b>                              |           |   |
| (81-91) <b>B</b>                            | <b>81</b> | <b>85</b>   |
| (69-80) <b>C</b>                            |           |   |
| (55-68) <b>D</b>                            |           |   |
| (39-54) <b>E</b>                            |           |   |
| (21-38) <b>F</b>                            |           |   |
| (1-20) <b>G</b>                             |           |   |
| Not energy efficient - higher running costs |           |   |
| <b>England, Scotland &amp; Wales</b>        |           | EU Directive 2002/91/EC  |

# Kings Prospect, TN24

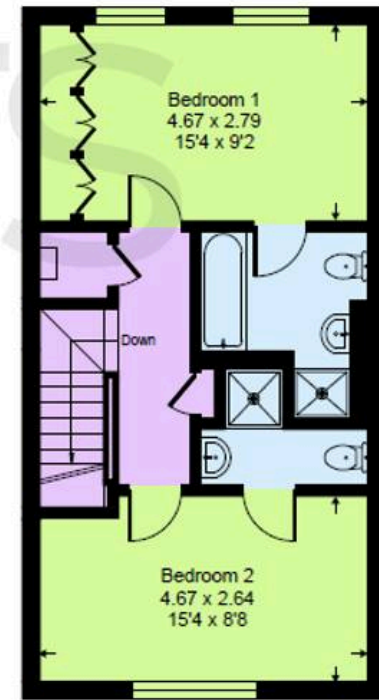
Approximate Gross Internal Area = 139.2 sq m / 1499 sq ft  
Approximate Garage Internal Area = 13.5 sq m / 146 sq ft  
Approximate Total Internal Area = 152.7 sq m / 1645 sq ft



Ground Floor



First Floor



Second Floor



## Skippers Estate Agents – Ashford

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