

Collard Road, Willesborough, TN24 0JR

Guide Price £360,000 - offers in the region of



- Versatile four-bedroom semi-detached home
- NO ONWARD CHAIN
- Three bedrooms upstairs and family bathroom
- Enclosed rear garden
- Council Tax Band: C

- Desirable location in Willesborough
- Ground floor bedroom with en-suite shower room
- Integral garage and driveway
- Close to William Harvey hospital
- EPC: D (68)



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GUIDE PRICE: £360,000 - £375,000. Hunters are delighted to welcome to the market this well-presented and versatile four-bedroom semi-detached family home offering generous living accommodation, a spacious kitchen/breakfast room and an integral garage. Being brought to the market with **NO ONWARD CHAIN!**



The property is entered via a welcoming hallway which provides access to the main ground floor accommodation, integral garage and stairs leading to the first floor. To the front of the property is a bright and comfortable lounge, providing an ideal space for relaxing or entertaining. To the rear is a separate dining room which enjoys views over the garden and offers an excellent setting for family meals and gatherings, leading to the kitchen/breakfast room. The kitchen/breakfast room extends across the rear of the property and offers a generous range of units, ample worktop space and room for informal dining, creating a fantastic hub for everyday family life. Access to the garden is given via French doors, allowing the space to flood with natural light.

A particular benefit of the home is the ground floor master bedroom, which features its own en-suite shower room. The room is fitted with a sky light, allowing natural light to flood through and providing space for double bed and free-standing furniture. This layout offers flexible accommodation and would suit a variety of buyers, including those seeking ground floor living or space for guests. The ground floor also provides access to the integral garage, offering additional storage or potential for conversion, subject to the necessary consents.



To the first floor, the landing leads to three further bedrooms. One-bedroom benefits from a fitted wardrobe space and ample room for a double bed, while the remaining 2 bedrooms provide flexible space for family living, guests or a home office. The family bathroom services all rooms upstairs, fitted with a bath, wash basin and WC.

Externally, the property benefits from a driveway providing off-road parking and access to the garage. To the rear is a private garden offering space for outdoor seating, entertaining and family enjoyment. The garden is mainly laid to lawn with a small patio area to the front. This spacious and adaptable home offers excellent family accommodation and early viewing is highly recommended.



The property is found on Collard Road within 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 and Willesborough Primary School within walking distance. The town centre of Ashford is a short walk, also not too far away is the Ashford International Train Station and quite bustling Designer Outlet, with a variety of shops and restaurants. Within Willesborough there's a Co-Op, a pharmacy, a post office, and several cafes and eateries. For a bit of entertainment, there's a small cinema not too 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.

Please call Hunters sole agents on 01233 613 613 to arrange a viewing now!

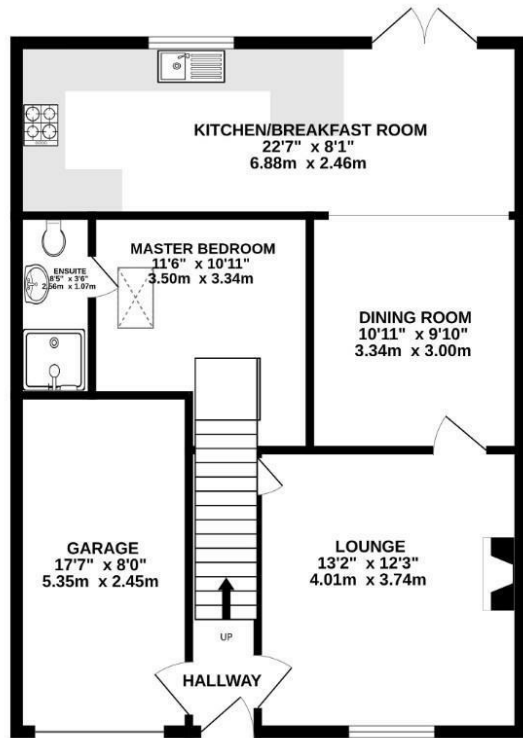
All mains services are connected, but none have been tested by the agent.



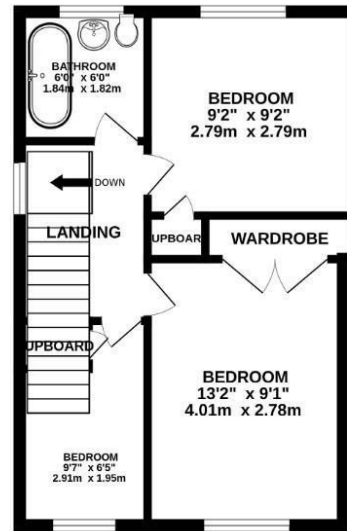
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GROUND FLOOR



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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Viewings

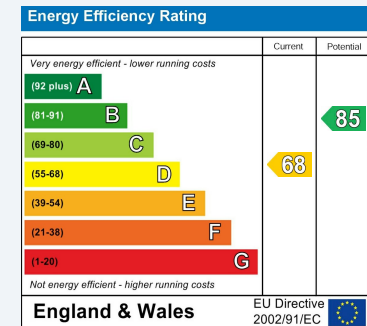
Please contact ashford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.