



80 The Street, Willesborough, ASHFORD, Kent, TN24 0NA
Offers In Excess Of £525,000

**GOULD
HARRISON**

Brought to the market for the first time since purchased as new in 1987, an impressive detached family home offered for sale with no onward chain.

Over 2045 sqft, this wonderfully spacious home offers flexible living accommodation including an inviting hallway, 23ft Kitchen/breakfast room, utility, cloakroom, sitting room, dining room, garden room & conservatory. To the first floor are four double bedrooms, en suite and family bathrooms. The rear garden has been thoughtfully landscaped with mature fruit trees and shrubs. At the top of the driveway the double detached garage is accessible via a pair of gates. Local schools, transport links and shops are all easily accessible as are beautiful countryside walks.



Entrance Hall

An inviting space with double glazed window to front, stairs to first floor with storage cupboard beneath, radiator, further built in storage cupboard, wooden flooring throughout much of the ground floor, doors to:

Downstairs W/C

Double glazed frosted window to side, low level w/c, pedestal wash hand basin, radiator.

Sitting Room 23'7" x 12'2" (7.21m x 3.71m)

Double glazed windows to front, wood burning stove in brick surround, radiators, opening to:

Garden Room 10'7 x 6'4 (3.23m x 1.93m)

Two sets of double glazed doors and window to rear, radiator.

Dining Room 20'1 x 9'6 (6.12m x 2.90m)

Two sets of double glazed doors opening to conservatory, radiator.

Conservatory

Double glazed with French doors opening to garden, radiator.

Kitchen/Breakfast Room 23'6 x 10'9 (7.16m x 3.28m)

Dual aspect with double glazed windows to side and rear, generous range of fitted wall and base units, one and a half bowl stainless steel sink with mixer tap, gas Aga with electric oven and hob, integral dish washer, fridge freezer, tiled splash backs, tiled floor, door to

Utility Room 10'5 x 6'5 (3.18m x 1.96m)

Double glazed window and door to side, stainless steel sink unit, space and plumbing for washing machine, wall mounted gas fired boiler, radiator, tiled floor.

Landing

Double glazed window to front, airing cupboard housing hot water cylinder, doors to:

Bedroom One 23'7 x 11'9 (7.19m x 3.58m)

Double glazed window and double glazed door to Juliette Balcony, radiator, door to

En Suite

Double glazed window to side, white suite comprising of bath with shower attachment, low level w/c, pedestal wash hand basin, chrome heated towel rail, door to airing cupboard.

Bedroom Two 17'3 x 10'7 (5.26m x 3.23m)

Double glazed window to rear, radiator, wood flooring.

Bedroom Three 17'3 x 9'6 (5.26m x 2.90m)

Double glazed window to rear, radiator, wood flooring.

Bedroom Four 12'2 x 10'5 (3.71m x 3.18m)

Two double glazed windows to front, radiator.

Bathroom 12'2 x 6'10 (3.71m x 2.08m)

Double glazed window to side, white suite comprising of panelled bath with shower attachment over, step in double shower cubicle, low level w/c, pedestal wash hand basin, chrome heated towel rail, tiled floor and walls

Rear Garden

A very well stocked and thoughtfully landscaped rear garden with many established trees and raised beds, extensive lawn and paved patio seating areas, side gated access, personal door to garage.

Double Garage & Driveway 19 x 18 (5.79m x 5.49m)

Electric up and over door to front, light and power, stairs leading to overhead storage/office space.

Tenure

Freehold

Services

All main services are connected.

Council Tax

Ashford Borough Council Band: F.

