

Molloy Road, Shadoxhurst, Ashford, Kent, TN26 1HR
Offers in the region of: Offers In The Region Of £375,000





Situated within the village of Shadoxhurst, is this SHOW-HOME Standard Two-bedroom semi-detached bungalow.

This home offers the perfect balance between semi-rural living and being in touch of all great transport links that Shadoxhurst & Ashford have to offer. Behind the home's tidy, well kept facade, is a welcoming home that has been very well looked after in our opinion by the current owners during their time here.

It's known that there are many different styles and layouts of these 2 & 3 bedrooms homes, some offering more than others - That is certainly true here. Come on inside, through the front door and discover what all the fuss is about! The home offers plenty of parking to the front, as well as long drive that leads to a detached garage. Internally, the layout consists of a large comfortable lounge with patio doors leading onto the patio & Garden. Plus a luxury kitchen/diner which offers space for a table & chairs, giving you the chance to entertain your guests, in a space that most will be envious of!



Externally, the home offers a secluded garden, mainly laid to lawn with a patio that leads from the rear doors and offers the perfect space for the little ones to let off steam and enjoy the summer sunshine! The long drive provides both parking at the front of the home, which has since been extended, as well as the area that runs to the garage.

The kitchen boasts the ideal location for table & chairs to sit and enjoy your meal or simply unwind. As you would expect the integrated appliances as standard throughout. To note, fridge freezer, washing machine, dish washer & oven! The room is flooded with light due to the patio door to rear. There's also a beautiful four piece wet room that offers a really luxurious finish - opposite the bathroom is a large recess that offers more storage ideal to throw away those boots and coats to one side.



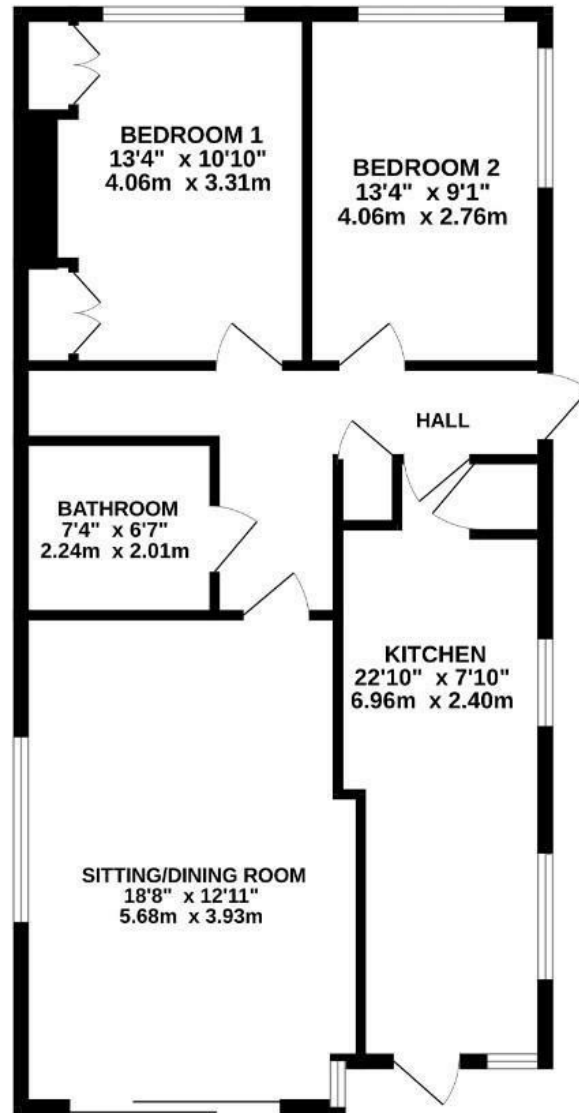
Molloy Road is situated in a desirable village location approximately five miles from Ashford town centre. Shadoxhurst benefits from a local store, popular family-friendly public house, several community and sports groups and many other local amenities including a regular bus service. Ashford itself offers a wide range of recreational and shopping facilities with its International railway station with London easily accessible by high speed commuter train services. Please note, no gas is supplied to the property, and the heating is via modern electric storage heaters & water via immersion heater system. Mains drainage.



- A STUNNING, Two Bedroom, Semi-Detached Bungalow
- Large driveway & Detached garage (Parking for 3+)
- A Luxury Four Piece Wet-Room, with free-standing bath & Shower
- Two Generous Double Bedrooms
- Electric radiators. No gas supplied to the property at present.
- Brought to the market with no chain complications!
- A mainly laid to lawn private rear garden with patio area
- Modern, Sleek Integrated Kitchen
- Generous family reception room with patio doors
- EPC Rating: 4 (42) - Council Tax Band: C

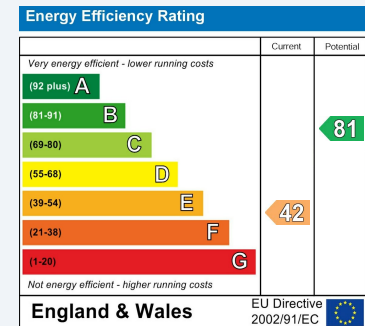


GROUND FLOOR



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.

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, prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrepx ©2023.

act 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 info
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