



**Washford Farm Road,**  
Ashford

Guide Price  
**£270,000**

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

Inside, the layout is simple and sensible - no wasted space, no awkward compromises.

The entrance hall gives you room to arrive properly before leading through to a bright rear living room, where doors open directly onto the garden, creating a space that feels calm, practical and easy to live in. It's a room that adapts well to everyday family life or relaxed evenings in.

The kitchen is modern and neatly finished, with clean lines, good storage and plenty of worktop space - a practical space that does exactly what it should.

Upstairs, there are two genuine double bedrooms, both well-proportioned and filled with natural light, along with a modern bathroom finished in neutral tones and ready for immediate use.

Outside, the rear garden is a real asset. Enclosed and private, it offers a lawn, planting areas and useful storage, making it ideal for children, pets or simply enjoying outdoor space without it becoming a chore. Side access adds further everyday convenience.

The property is freehold and energy efficient, with an EPC rating of C which should help keep costs down.

#### 📍 Location & Lifestyle

Washford Farm Road is well positioned for those who value convenience without wanting to feel boxed in.

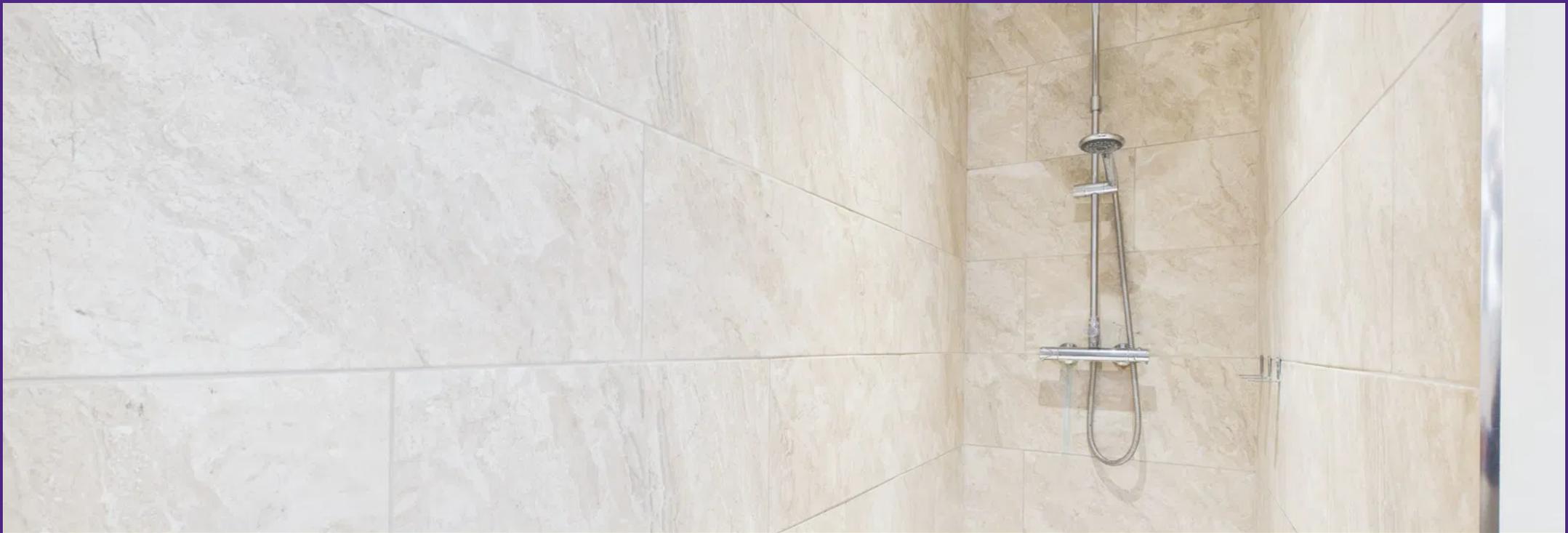
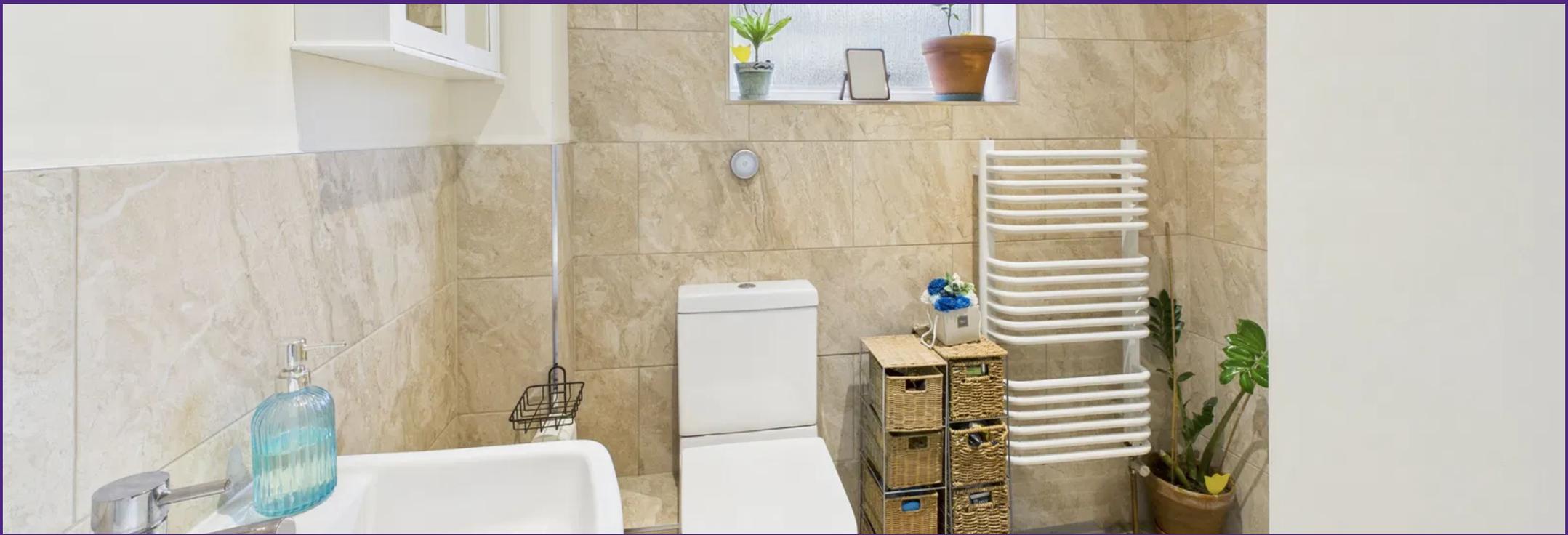
The home is within walking distance of Imagine Play Centre, nearby green spaces and local amenities - ideal for families and those with younger children. A selection of schools is close by, helping keep daily routines straightforward.

Transport links are a real strength of this location. Regular bus routes run nearby, Ashford town centre is easily accessible, and Ashford International station is within easy reach, offering high-speed connections for commuters. Road access is excellent too, with the M20 just a short drive away, connecting you quickly towards London, the coast and the wider Kent area.

#### ✨ Who This Home Will Suit

First-time buyers wanting space without stretch  
Young families needing a practical, well-connected location  
Downsizers looking for an easy-to-manage home  
Buyers who want to move straight in, not take on a project









Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
580 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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