

Connells

Foley Close
Willesborough Ashford

# Foley Close
# Willesborough Ashford TN24 0XA

for sale guide price
**£475,000**







## Property Description

Foley Close is ideally positioned for family living, enjoying easy access to a range of local amenities, highly regarded schools, William Harvey Hospital, Ashford town centre and Ashford International Station. The nearby M20 motorway network also provides excellent links to London and the Kent coastline, making this a superb location for commuters and growing families alike.

The accommodation is thoughtfully arranged and begins with a welcoming entrance hall leading to a spacious dual-aspect sitting room and featuring direct access to the rear garden. The kitchen/breakfast room is open to a separate dining area, creating an ideal space for both everyday family life and entertaining guests. A particular benefit is the converted garage space, now providing a generous utility room alongside a separate front store room, offering excellent practicality for modern family living. A ground floor cloakroom completes the accommodation on this level.

To the first floor, there are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, whilst the remaining bedrooms are served by a family bathroom.

Outside, the property truly comes into its own. The beautifully established rear garden provides a wonderful degree of privacy and has clearly been lovingly maintained, offering a large sandstone patio perfect for al fresco dining, a lawned garden surrounded by mature trees and hedging, and a peaceful setting rarely found modern developments.

## Agents Note

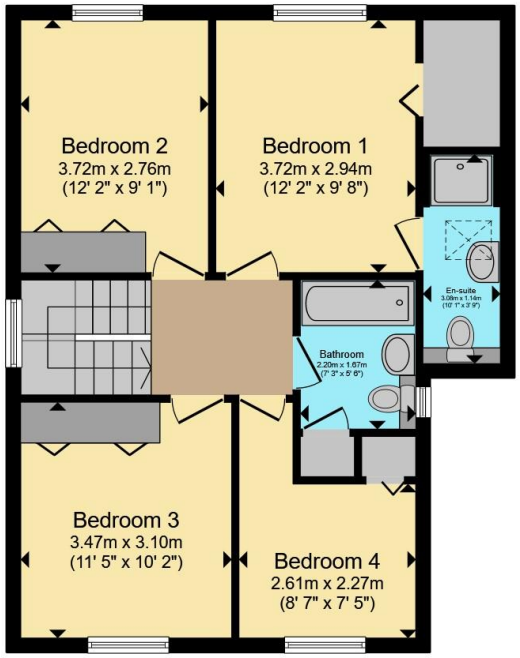
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## Ground Floor




## First Floor

Total floor area 132.6 m² (1,427 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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EPC Rating: C

Council Tax Band: E

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Tenure: Freehold

The Property Ombudsman

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