







Hillbrow Road, Ashford, TN23 4QJ

Guide Price £425,000 - £450,000

- **Substantial Extended Family Home – An impressive five-bedroom property offering approximately 1,678 sq. ft. of versatile accommodation, thoughtfully arranged over three floors.**
- **Well-Appointed Kitchen – A practical and generously sized kitchen offering a good range of workspace and storage, ideally suited to everyday family requirements.**
- **Downstairs Cloakroom – Convenient ground-floor WC facilities, particularly beneficial for busy family households and visiting guests.**
- **Five Well-Proportioned Bedrooms – Generous bedroom accommodation arranged across the first and second floors, offering excellent flexibility for larger families, guests or those requiring additional workspace.**
- **Stunning Purpose-Built Garden Studio – A real standout feature of the property, this impressive, purpose-built studio is positioned at the bottom of the garden, creating a wonderful separate space away from the main house.**
- **Generous Reception Accommodation – A well-proportioned sitting room complemented by an additional reception area, providing excellent flexibility for family living, entertaining and relaxation.**
- **Separate Utility Room – A useful addition providing dedicated laundry and household storage facilities, helping to keep the main living areas clutter-free.**
- **Substantial Conservatory – Measuring approximately 16'3 x 13'2, this impressive additional reception space enjoys views across the garden and provides an ideal setting for dining, entertaining or simply relaxing.**
- **Principal Bedroom with En-Suite – A particularly generous principal bedroom measuring approximately 14'8 x 10'0, benefiting from its own private en-suite f**
- **EPC: Certificate awaited - Council Tax band: B**

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An Impressive Five-Bedroom Semi-Detached Family Home with Substantial Outbuilding

This spacious and versatile five-bedroom semi-detached family home offers an abundance of space, arranged over three floors, together with a fantastic range of additional features that make it an ideal choice for modern family living.

Upon entering the property, you are welcomed by an entrance hall leading through to a generous living room, offering a warm and inviting space to relax and spend time with family and friends. The room is further enhanced by a charming log burner, creating a cosy focal point. The kitchen provides a practical and well-positioned space for everyday cooking, with ample wall and base units for storage, complemented by a separate utility room and a convenient downstairs WC.

To the rear, double doors lead directly through to the conservatory, creating a lovely connection between the kitchen and the additional reception space. Flooded with natural light, this versatile space lends itself perfectly to family dining, entertaining guests or simply enjoying a peaceful place to unwind. Doors lead out onto the rear garden, providing the perfect setting for alfresco dining and making summer barbecues and garden parties a breeze.



The first floor offers three well-proportioned bedrooms, including an impressive master bedroom with the added luxury of an en-suite shower room and a fitted wardrobe. The family bathroom completes this floor, consisting of bath with overhead shower, wash hand basin and W/C.

The accommodation continues to the second floor, where two further generous bedrooms provide excellent flexibility for larger families, teenagers, visiting guests or those requiring additional space for home working. Both rooms benefit from useful eaves storage.

One of the property's real highlights is the substantial outbuilding, currently being used as a beauty room. Offering a fantastic and versatile additional space, this presents an exciting opportunity for anyone looking to run a business from home, create a dedicated treatment room, establish a home office, gym, hobby room or simply enjoy a separate space away from the main house. The possibilities are endless, subject to any necessary consents.

Externally, the property benefits from a driveway to the front, providing off-road parking for up to four vehicles, an excellent advantage for households with multiple cars and visiting guests. The beautifully presented rear garden offers a wonderful combination of patio and lawn, providing an ideal space for both relaxing and entertaining. A spacious paved terrace adjoins the property, creating an attractive outdoor dining area with ample room for garden furniture. The garden is mainly laid to a well-maintained lawn, bordered by mature planting and enclosed by timber fencing, offering a good degree of privacy. Further benefits include a covered hot tub and seating area, perfect for enjoying the outdoors throughout the seasons. The garden offers a fantastic space for family enjoyment and outdoor entertaining.



Combining generous family accommodation, five bedrooms, a conservatory, en-suite facilities, a substantial and versatile outbuilding and ample off-road parking, this is a fantastic opportunity to acquire a home that offers both space and flexibility, with plenty to appeal to a variety of buyers.

Hillbrow Road is situated within a residential area of Ashford, Kent, offering convenient access to the town centre and its wide range of local amenities. The property is also within walking distance of Victoria Park, providing a lovely nearby green space for leisurely walks, outdoor recreation and enjoying the surrounding open spaces. The park also benefits from an on-site café, making it an ideal spot to relax and enjoy refreshments. The property further benefits from being within easy reach of nearby shops, schools, transport links and everyday facilities. Ashford International railway station provides high-speed rail services to London St Pancras, while the town's main shopping areas and leisure facilities are easily accessible by car or public transport, offering excellent connections to the surrounding areas.











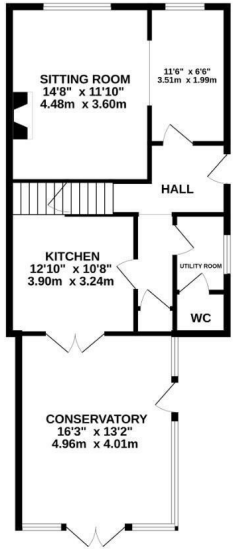


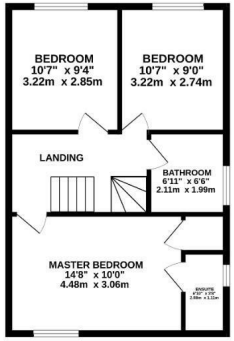


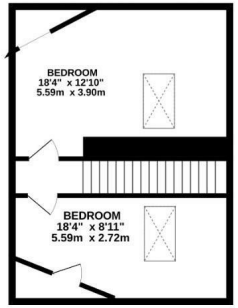

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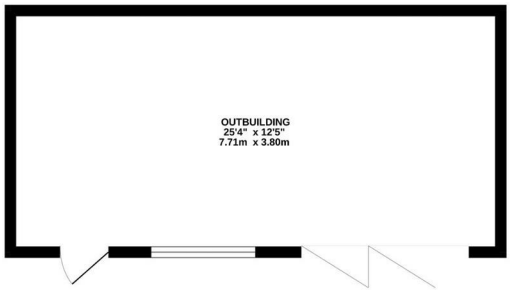






TOTAL FLOOR AREA : 1678 sq.ft. (155.9 sq.m.) approx.

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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TOTAL FLOOR AREA : 315 sq.ft. (29.3 sq.m.) approx.

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Viewings

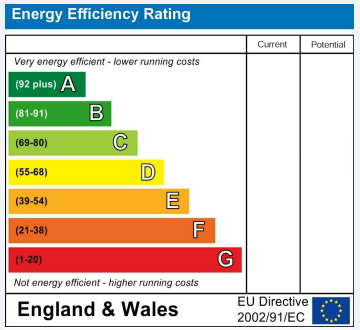
Please contact ashford@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

The Property Ombudsman

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