



philip INDEPENDENT  
ESTATE AGENT  
Jarvis



**22 Wilson Close, Willesborough, Ashford, Kent. TN24 0HX.**

**£485,000 Freehold**

## Property Summary

"I have always liked this house. Tucked away in a small cul-de-sac yet so well positioned for the town centre". - Philip Jarvis, Director.

A four bedroom detached house found in a popular development within Willesborough.

Well designed, there are two reception rooms separated by double doors. There is also downstairs a fitted kitchen and a separate utility room along with a useful cloakroom.

Upstairs there is an ensuite shower room off the master bedroom plus three further well proportioned bedrooms and family bathroom.

The property also benefits from double glazing and gas central heating.

To the front there is an area of off road parking leading to the garage. The enclosed rear garden measures approximately 45ft with a large patio area.

This home is being sold with no onward chain so an early viewing comes most recommended.

Ashford town centre with a wide range of amenities is within easy access by car. There is the high speed rail service from Ashford to London St Pancras. There is also access to the M20 motorway at Junction 10.

## Features

- Four Bedroom Detached Home
- Two Reception Rooms
- Ensuite To Master Bedroom
- Garage & Off Road Parking
- EPC Rating: D
- Popular Residential Area
- Fitted Kitchen & Utility Room
- Attractive 45ft Rear Garden
- No Onward Chain
- Council Tax Band E

## Ground Floor

### Entrance Door To

Double glazed window to front. Stairs to first floor. Understairs cupboard. Radiator. Tiled floor.

### Sitting Room

16' 5" x 10' 10" (5.01m x 3.31m) Double glazed window to front. Fireplace with decorative fire (disconnected). Radiator. Double doors to

### Dining Room

9' 11" x 9' (3.03m x 2.75m) Double glazed doors to rear garden. Radiator. Tiled floor.

### Kitchen

10' 8" x 9' 11" (3.24m x 3.02m) Double glazed window to rear. Range of wall and base units. Black one and a half bowl sink unit. Electric oven. Four ring gas hob with stainless steel extractor over. Space for dishwasher. Local tiling. Radiator. Door to garage. Door to

### Utility Room

6' 7" x 5' 6" (2.01m x 1.67m) Double glazed window to side. Double glazed door to rear. Base and wall cupboards with worktop. Plumbing for washing machine. Space for tumble dryer. Wall mounted gas boiler. Radiator.

### Cloakroom

Double glazed frosted window to side. Low level WC. Vanity hand basin. Radiator. Tiled floor. Fully tiled walls.

## First Floor

### Landing

Access to loft. Airing cupboard.

### Bedroom One

13' 11" x 12' 5" (4.24m x 3.78m) Double glazed window to front. Wardrobe cupboard. Double wardrobe cupboard. Further cupboards to side and over bed area. Radiator. Door to

### Ensuite

Double glazed frosted window to side. Suite of low level WC, wash hand basin and panelled shower cubicle. Chrome towel rail. Fully tiled walls. Extractor.

### Bedroom Two

10' 11" x 9' 9" (3.34m x 2.96m) Double glazed window to front. Built in triple wardrobe cupboard. Radiator.

### Bedroom Three

13' 5" x 8' 8" (4.09m x 2.64m) Double glazed window to front. Radiator. Two built in wardrobe cupboards.

### Bedroom Four

8' 5" x 8' max (2.56m x 2.45m max) Double glazed window to rear. Radiator.

### Bathroom

Double glazed window to rear. Suite comprising of low level WC, vanity hand basin and panelled bath with separate shower attachment. Chrome towel rail. Fully tiled walls. Tiled floor. Extractor.

## Exterior

### Front Garden

Shingled area to front with plants and shrubs.

### Parking

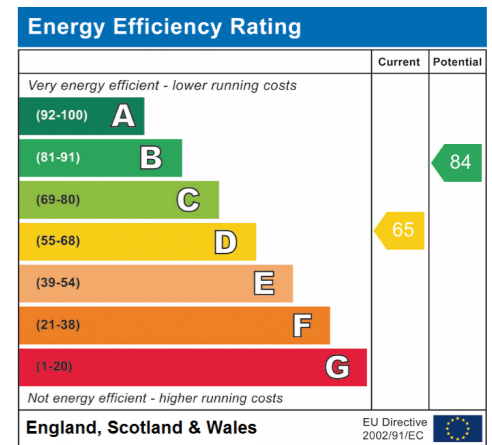
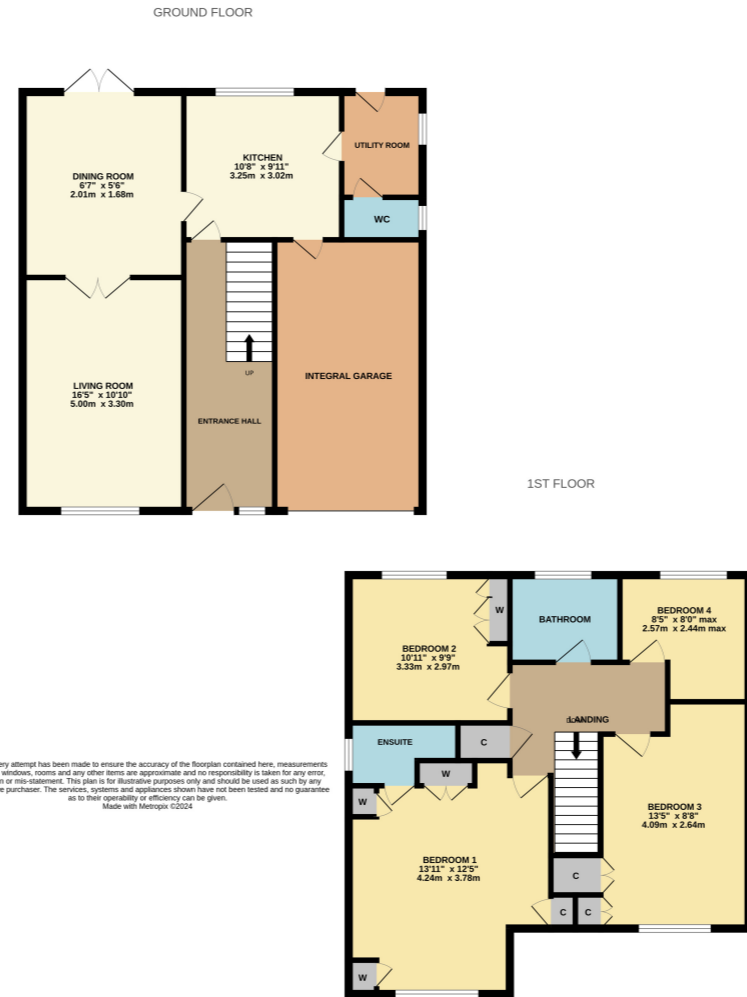
Parking area to the front of the house and driveway leading to

### Garage

Up and over door to single garage. Power and light. Door to kitchen.

### Rear Garden

Approximately 45ft in length. Extensive patio area with steps leading to main area of garden. This is a slated area with plants and shrubs. There is a concrete hardstanding area to the top of the garden. There is side access to both sides of the property.



Viewing Strictly By Appointment With



Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.

