

Ashford Office: 2 High Street, Ashford, Kent, TN24 8BQ  
 01233 632383  
 E: info@andrewandco.co.uk  
 www.andrewandco.co.uk

New Romney Office: 24 High Street, New Romney, Kent, TN28 8BY  
 01797 362898  
 E: info@andrewandco.co.uk  
 www.andrewandco.co.uk

Maldstone Office: 38 Royal Star Arcade, High Street, Maldstone, Kent, ME14 1LL  
 01622 687698  
 E: maldstone@andrewandco.co.uk  
 www.andrewandco.co.uk

Chertton Office: 30 Chertton High Street, Folsom, Kent, CT19 4ET  
 01303 279955  
 E: chertton@andrewandco.co.uk  
 www.andrewandco.co.uk

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and an illustration purpose which may not be to scale. If there are any important matters likely to affect your decision to buy please contact us before viewing the property.



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Offered for sale chain free is this two-bedroom bungalow, located within Willesborough and in need of some modernisation, giving buyers the option of adding their own mark. There is a drive way to the front offering parking for up to two cars, a large garden to the rear and conservatory which has been added too.

The accommodation comprises a spacious entrance hallway which leads to all rooms, two double bedrooms with the main bedroom benefitting from fitted wardrobes, family bathroom comprising a

three-piece suite, double aspect lounge which leads through into the conservatory and a fitted kitchen which leads to the garden.

Some modernisation is required throughout, mostly decorating and flooring, kitchen and bathroom.

The garden is a generous size, backing onto playing fields behind. Mostly laid to lawn with a patio area adjacent to the rear of the bungalow with a pathway running along the side return providing gated side access. There is also a garden shed and some mature planted trees and shrubs.

- Two-bedroom semi-detached bungalow
- Driveway parking to the front
- Large garden to the rear
- No onward chain

#### LOCATION

Set in a convenient location for access to Ashford Town Centre & the International Station (you can walk to the Station in 10 minutes) this home offers something for everyone with a walk to the Town Centre in under 20 minutes and there's also a choice of local schooling nearby within easy walking distance; The North School, Norton Knatchbull and Willesborough Infant & Junior Schools.

For commuters, links to the motorway are also close by as are numerous bus stops.

Ashford is undergoing an incredible transformation with regeneration happening across the area making it one of Kent's fastest growing towns. Elwick place is already well established with a new cinema, eateries, hotel and the Curious brewery and there is more to come.

**Tenure:** Freehold

**Local Authority:** Ashford Borough Council

