Canterbury Road, South Willesborough
Ashford | Kent
Canterbury Road, South Willesborough
TN24 0BN
Price £220,000

A period, mid terraced, family home with all the mod cons. Perfect for investment or the growing family with easy access to major routes & local schools

- Superb open plan reception room with bay window
- French doors to the garden
- Modern well equipped kitchen
- Freestanding gas cooker & American fridge
- Just half a mile to East Stour Primary School
- 1.5 miles to Ashford International station
The Property

This period home, very deceptive from the outside, has open plan living accommodation. The entrance hall opens into the double aspect living/dining room which has a bay window to the front and French doors to the rear that open onto a large paved terrace, perfect for entertaining. The well equipped modern kitchen has ample wall and base units. There is an inset sink with a swan neck tap, freestanding gas oven and hob. American fridge and plumbing/space for a dishwasher and washing machine. A half glazed side door leads to the rear garden. Continuing on from the kitchen there is a downstairs bathroom which has a white suite, pedestal wash hand basin and low level WC. On the first floor there are three bedrooms. Outside, both front and rear gardens are very well maintained. The back garden is enclosed and has a wonderful paved entertaining area, a lawn area, garden shed and an outside tap. There is a pedestrian right of way across the neighbouring garden to provide access to the front.

Location

This home is a fantastic opportunity for having a taste of rural life with walks along the river, yet being within close reach of the Town Centre, International Railway Station and close to good schools. Willesborough is close to Junction 10 of the M20 and the William Harvey Hospital where they have an Accident and Emergency department, various clinics and a brand new labour ward. Ashford International Train Station proudly operates the High Speed Rail link which can take you to Ebbsfleet International, Stratford International and London St Pancras in just 38 minutes. Eurostar also runs from Ashford International so the continent is closer than you think with regular trains to Paris, Lille, Brussels, Calais and not forgetting the popular Disneyland Paris. With a blend of character and modern, Willesborough is popular with professionals and families for its commuter links, location and schools all within arms reach.
PROPERTY INFORMATION

Council Tax
To check the Council Tax for this property, please refer to www.gov.uk/council-tax-bands.

Local Authority
Ashford Borough Council 01233 331111. Kent County Council 08458 247247

Services
Gas central heating, mains water, drainage and electricity.

Method of Sale
This property is Freehold and is offered for sale with vacant possession upon completion.

DIRECTIONS
Exit the M20 at junction 10 and take the A292/A2070 exit to Ashford/Brenzett. At the roundabout, take the 4th exit onto Bad Munstereifel Road/A2070. Continue for 1.1 miles and at the Orbital Park roundabout, take the 3rd exit onto The Boulevard. At the roundabout, take the 1st exit onto Monument Way and after half a mile take the 2nd exit onto Canterbury Road.

Viewing strictly by appointment through Sandersons UK

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Energy Efficiency Rating

Very energy efficient = lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Current Potential

75 58

Not energy efficient = higher running costs