



26 Evans Road, Willesborough

In Excess of **£450,000**

26 Evans Road

Willesborough, Ashford

A beautifully presented, four double bedroom family home, situated in a highly sought after position, within close proximity and easy walking distance of Willesborough Infant & Junior Schools and the William Harvey Hospital.

Council Tax band: E

Tenure: Freehold

- Four-bedroom family home
- Popular Highfield development in Willesborough
- Close walking distance to Willesborough Infant & Junior Schools
- New uPVC windows installed in the last 2 years
- Within easy reach of William Harvey Hospital
- En-suite to the main bedroom
- Lovely modern kitchen/breakfast room
- Driveway parking for 1 car



Entrance Hallway

Part glazed composite door to the front, stairs leading to the first floor with under-stairs cupboard, radiator, LVT flooring.

Cloakroom

Comprising a WC, wash basin, radiator & LVT flooring.

Kitchen/Diner

9' 5" x 18' 1" (2.86m x 5.51m)

Recently fitted modern kitchen comprising matching wall and base units with Quartz work surfaces over, 1.5 bowl sink/drain, built-in appliances including an electric oven, microwave/combi grill, 4-zone induction hob with extractor hood above, dishwasher & fridge/freezer. Windows to the front, door to the side, radiator & LVT flooring.

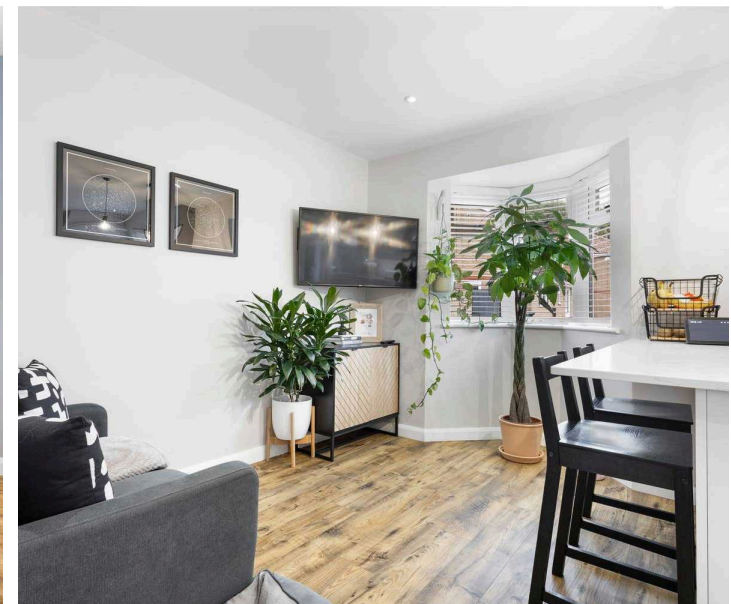
Lounge/Dining Room

10' 9" x 26' 10" (3.28m x 8.17m)

Dual aspect with windows to the front and rear and doors leading out to the garden, radiator & LVT flooring.

Utility Room

Window to the rear, work surface with storage beneath, plumbing and space for washing machine, tumble dryer and fridge/freezer.



Landing

Doors to each bedroom and family bathroom, loft access, storage cupboard, radiator & carpet fitted to the stairs and landing.

Bedroom 1

11' 1" x 14' 8" (3.37m x 4.48m)

Window to the rear, fitted wardrobes, radiator & fitted carpet.

En-suite

Comprising a quadrant shower cubicle with thermostatic shower, WC, wash basin, extractor fan, radiator, tiled walls & tiled flooring. Window to the side.

Bedroom 2

11' 11" x 8' 5" (3.63m x 2.56m)

Dual aspect with windows to the front and rear, radiator & fitted carpet.

Bedroom 3

9' 8" x 9' 5" (2.95m x 2.86m)

Window to the front, radiator & fitted carpet.

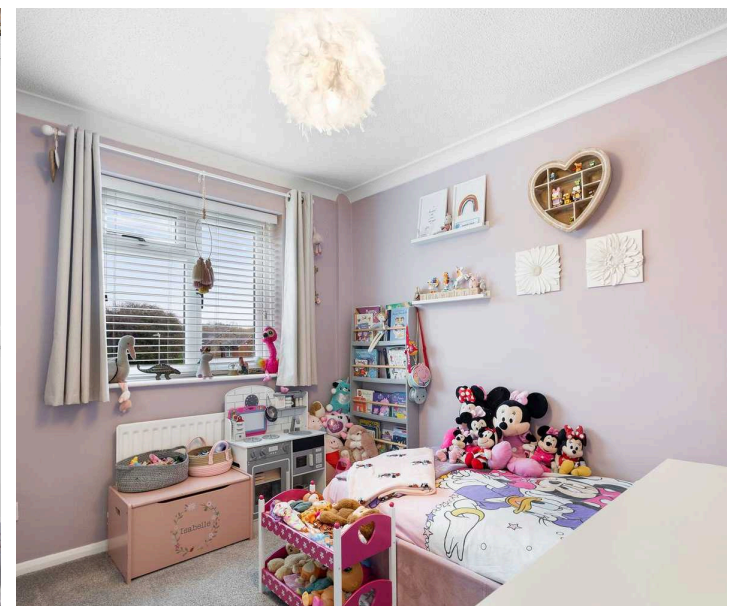
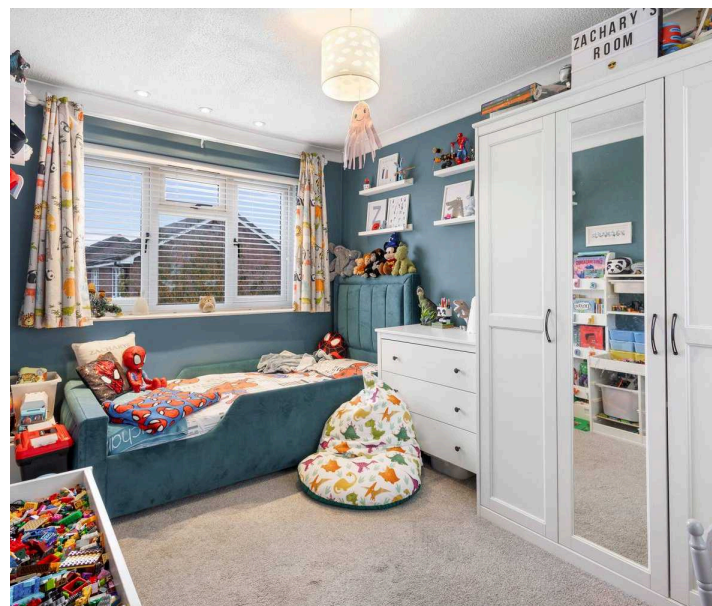
Bedroom 4

9' 8" x 8' 6" (2.94m x 2.58m)

Window to the front, radiator & LVT flooring.

Bathroom

Comprising a bath with mixer taps and hand shower attachment, WC, wash basin, extractor fan, radiator, tiled walls & tiled flooring. Window to the side.



GARDEN

An enclosed rear garden with gated side access, planted borders with some maturing trees and hedges, lawn, graveled area perfect for garden furniture or children's toys & a garden shed. Outside tap, lights and power.

DRIVEWAY

1 Parking Space

Block paved driveway to the front for 1 car.





Ground Floor

Approx. 59.1 sq. metres (636.1 sq. feet)



First Floor

Approx. 56.5 sq. metres (608.3 sq. feet)



Total area: approx. 115.6 sq. metres (1244.4 sq. feet)

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 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.

Andrew & Co Estate Agents - Ashford

01233 632383

info@andrewandco.co.uk

