



6 Sprotlands Avenue, Willesborough  
£450,000



# 6 Sprotlands Avenue

Willesborough, Ashford

Stunning 1930's semi-detached on Spotlands Avenue with 4 bedrooms, picturesque garden, loft master suite, and driveway parking. Close to Ashford International Station. Ideal for discerning buyers seeking charm and convenience.

Council Tax band: D

Tenure: Freehold

- 'Earls built' Extended Semi-Detached Property
- Popular Spotlands Avenue, Willesborough Location
- Beautifully Presented throughout
- 4 Bedrooms
- Ground floor Cloakroom & First Floor Family Bathroom
- Wonderful Loft Conversion Master Bedroom Suite with En-suite
- 140ft Rear Garden (not measured)
- Driveway Parking for 2 Vehicles
- Approx. 1 mile by foot to Ashford International Station
- Lounge/Dining Room & Garden Rooms to Ground Floor





**Entrance Hall**

Stairs leading to first floor, understairs storage cupboard, LVT flooring, doors leading to Dining Room & Kitchen.

**Cloakroom**

With low level wc, corner wash hand basin and obscured window to rear.

**Kitchen**

Range of cupboards and drawers beneath oak worktops, inset spotlights, window outlook over rear garden, 1 and half bowl ceramic sink with drainer and boiling water mixer tap, space & plumbing for washing machine & dishwasher, tiled flooring, locally tiled walls, space for range cooker with 'smeg' extractor over, serving access to dining room.

**Lounge**

13' 6" x 11' 8" (4.11m x 3.56m)

Bay window with outlook to front, working open fireplace, LVT flooring, bespoke handmade storage cupboards.

**Dining Room**

11' 11" x 10' 6" (3.63m x 3.20m)

Bespoke handmade storage cupboards, LVT flooring, working open fireplace, serving access to kitchen.

**Garden Room**

LVT flooring, bespoke utility cupboard that houses the tumble dryer, doors leading to rear garden.

**Landing**

With stairs leading to second floor, window to side and doors leading to family bathroom and bedrooms.

**Bedroom**

12' 0" x 11' 3" (3.66m x 3.43m)

Carpeted with window to rear, working fireplace.

**Bedroom**

11' 9" x 10' 9" (3.58m x 3.28m)

Carpeted, window to front, working fireplace, picture rails.

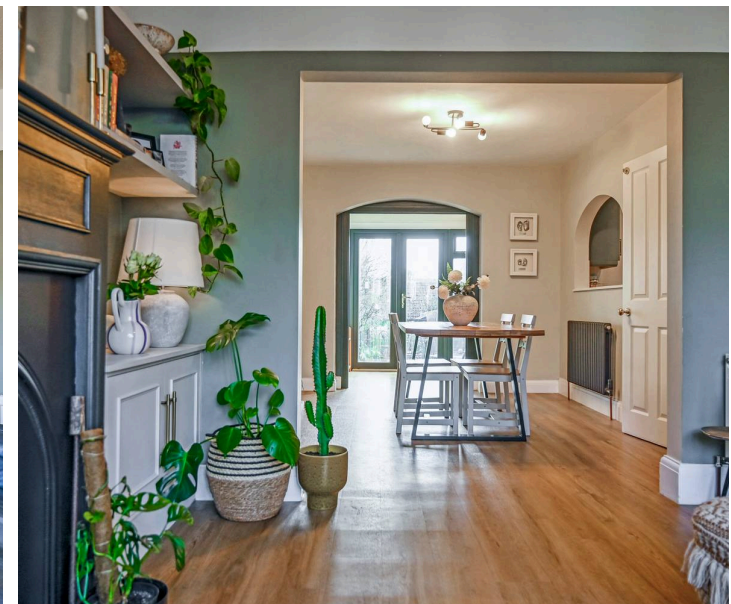
**Bedroom**

6' 11" x 6' 6" (2.11m x 1.98m)

Window to front, exposed floorboards and picture rails.

**Family Bathroom**

White suite comprising low level wc, pedestal wash hand basin with mirror top, enpelled bath with mixer tap, and shower over



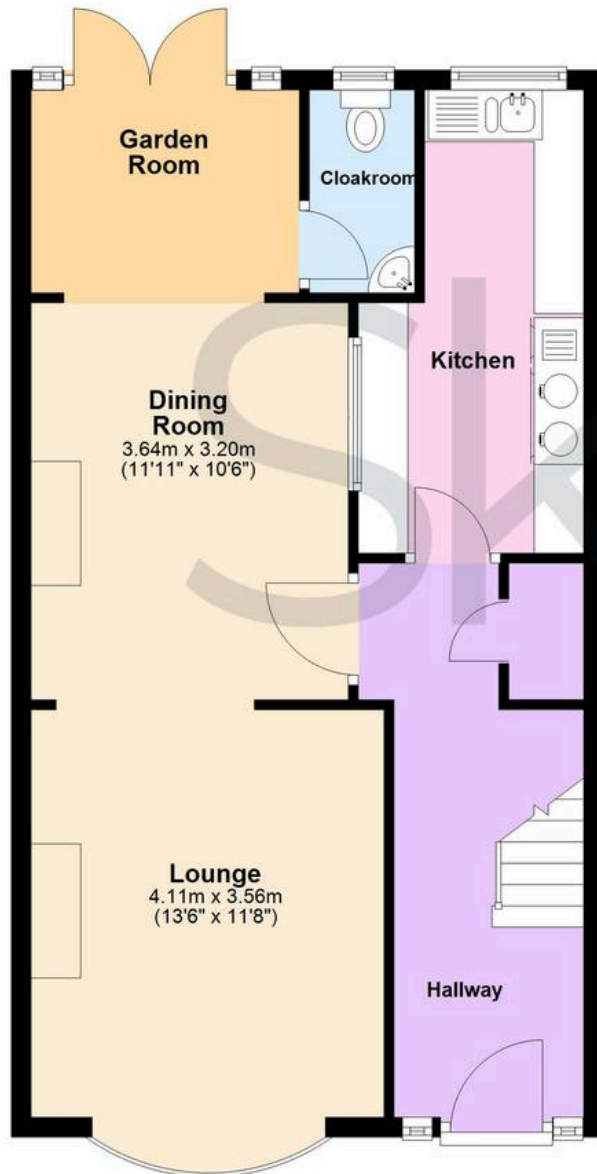






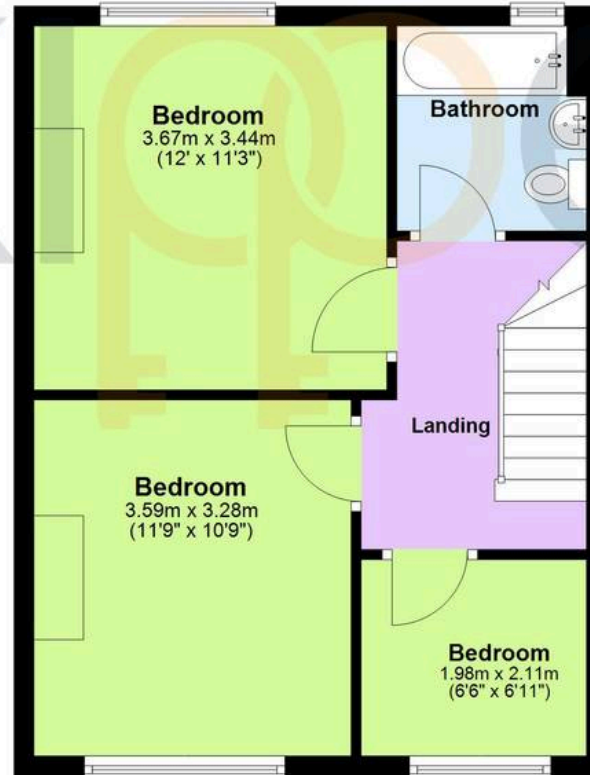
## Ground Floor

Approx. 56.9 sq. metres (612.5 sq. feet)



## First Floor

Approx. 40.5 sq. metres (436.4 sq. feet)



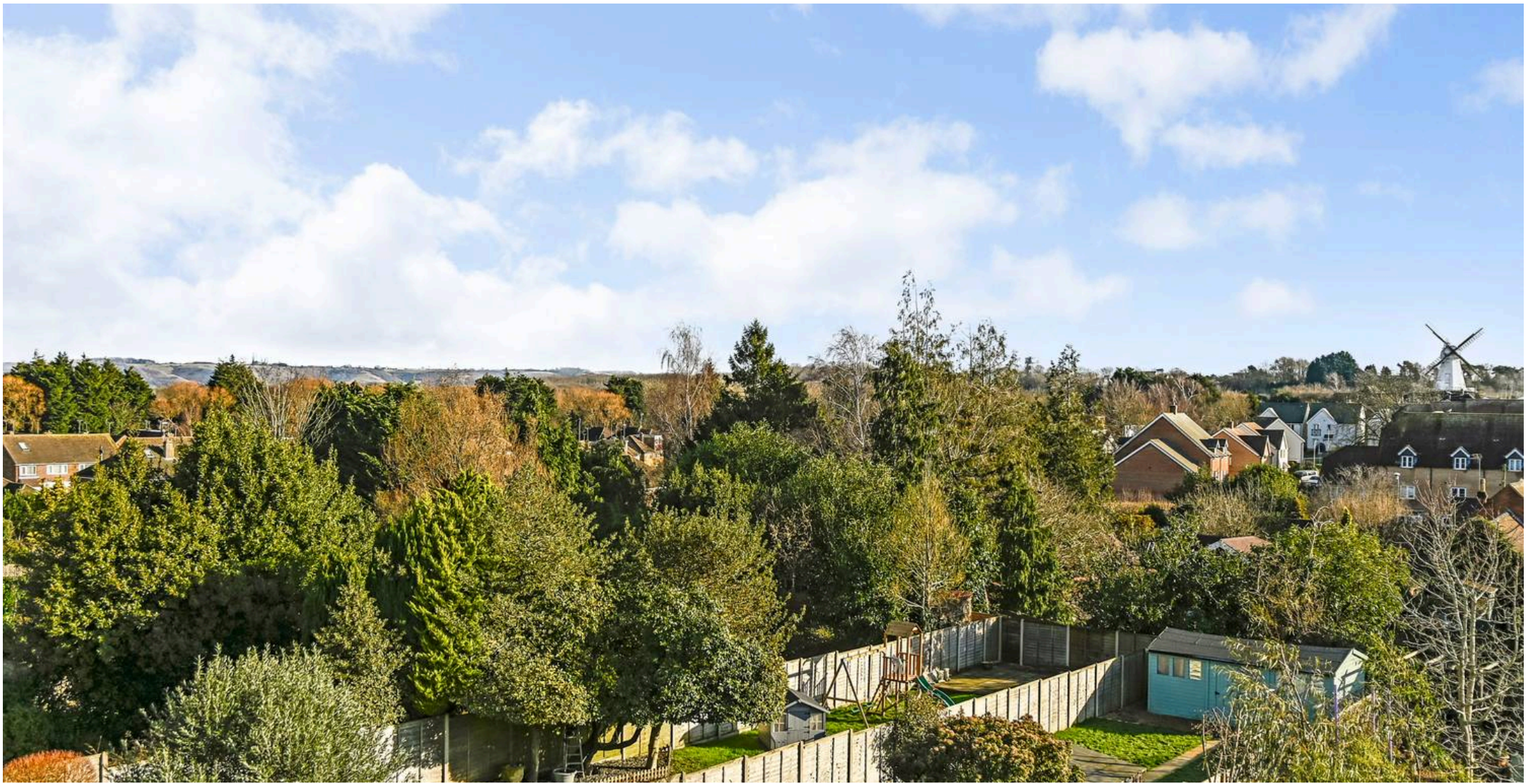
## Second Floor

Approx. 26.0 sq. metres (280.0 sq. feet)



Total area: approx. 123.5 sq. metres (1328.9 sq. feet)





## Skippers Estate Agents – Ashford

5 Kings Parade High Street, Ashford – TN24 8TA

01233 632383

[ashford@skippers-ea.co.uk](mailto:ashford@skippers-ea.co.uk)

[skippers-ea.co.uk](http://skippers-ea.co.uk)

Skippers



