



61 Royds Road, Willesborough

Offers Over £280,000

Skippers



# 61 Royds Road

Willesborough, Ashford

A Charming Three-Bedroom Victorian End Of Terrace with a Generous Garden in Willesborough with the added bonus of off road parking for two cars

Council Tax band: B

Tenure: Freehold

- 3 Bedroom End of Terrace
- Popular South Willesborough Location
- Access of Off Road Parking
- Cottage features
- Close proximity to primary schools
- Walking Distance To Town And Station





### **Lounge**

13' 6" x 12' 4" (4.11m x 3.76m)

Access is via a UPVC double glazed door, double glazed bay window to front, radiator, stairs to first floor, laminated flooring, built in TV unit, feature fireplace.

### **DINING ROOM**

13' 6" x 13' 4" (4.11m x 4.06m)

Under stairs recess, laminated flooring, feature fireplace, radiator, double glazed window to rear.

### **KITCHEN**

9' 10" x 6' 6" (3.00m x 1.98m)

Range of white wood effect cupboards beneath work surfaces, stainless steel sink with mixer tap and drainer, double glazed window to side, wall mounted boiler. Space and plumbing for washing machine, door to rear garden.

### **Bathroom**

White suite comprising low level wc, wash hand basin, panelled bath, radiator, obscured window to side.

### **BEDROOM ONE**

13' 7" x 10' 10" (4.14m x 3.30m)

Wooden floorboards, cupboards, radiator, double glazed window to rear, access to bedroom 3, built in cupboard.

### **BEDROOM TWO**

13' 6" x 10' 4" (4.11m x 3.15m)

Wooden floorboards, cupboard, radiator, double glazed window to front.

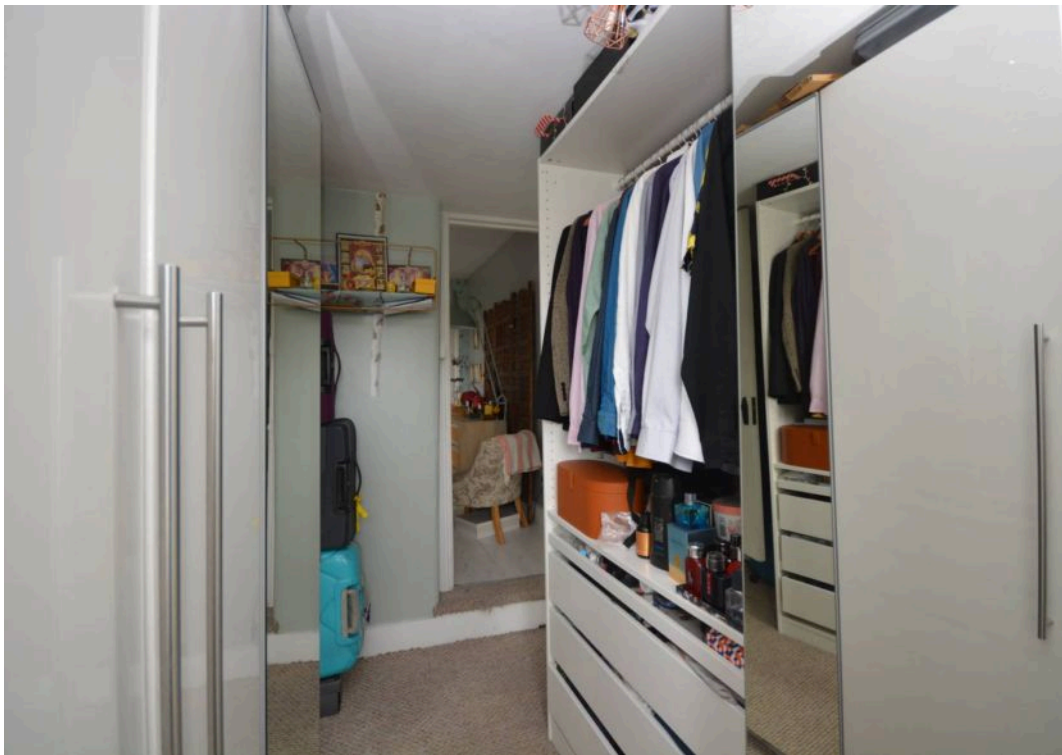
### **BEDROOM THREE**

6' 8" x 9' 11" (2.03m x 3.02m)

Double glazed window to rear, radiator.





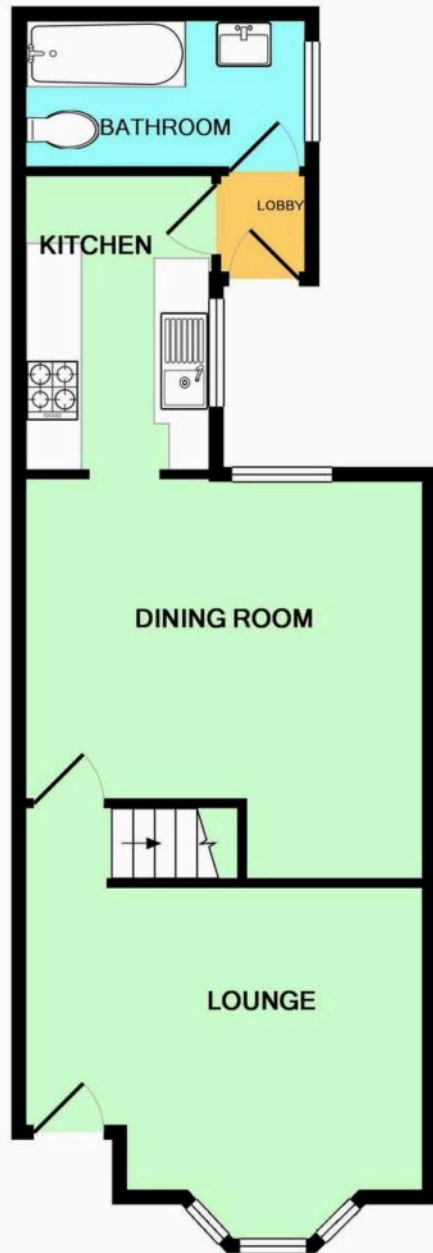












Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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