



35 Greystones, Willesborough
£365,000

35 Greystones

Willesborough, Ashford

Modern family home in Willesborough, with light-filled living spaces, three double bedrooms, three bathrooms, garage, and a low maintenance rear garden. Close to the Town Centre, numerous schools, and the M20.

Council Tax band: D

Tenure: Freehold

- Three-storey townhouse with light-filled, modern interiors
- Three generous double bedrooms, including two with en-suite shower rooms
- Open-plan kitchen, dining, and family living space on the ground floor
- First-floor lounge with Juliet balcony overlooking the front green
- Low-maintenance rear garden with artificial lawn, ideal for family play and entertaining
- Cloakroom/WC on the ground floor for added convenience
- Private garage and parking space
- Built-in wardrobes in all three bedrooms
- Excellent family location — walking distance to Willesborough Infant and Junior Schools
- Convenient access to Ashford Town Centre, William Harvey Hospital, the M20, and Ashford International Station



Hallway

Part glazed uPVC door to the front, stairs to the first floor, radiator and laminate wood flooring.

Cloakroom

Window to the front, WC, wash basin, radiator and laminate wood flooring.

Kitchen / Dining room

9' 1" x 4' 1" (2.78m x 1.24m)

Spacious open-plan kitchen/diner/family space opening to the garden, under-stairs storage cupboard, radiators and laminate wood flooring. Kitchen comprises modern well designed space with fitted wall and base units with worksurfaces over and inset stainless steel sink/drainers, free-standing range cooker with double ovens, grill and 5-burner gas top, extractor hood over, built-in dishwasher, plumbing and space for washing machine, space for American style fridge/freezer.

First Floor Landing

Doors to each room, stairs to the second floor, radiator and fitted carpet to the stairs and landing.

Living Room

12' 7" x 4' 0" (3.84m x 1.21m)

Juliet balcony doors to the front, radiator and fitted carpet.

Bedroom 3

12' 7" x 8' 6" (3.84m x 2.59m)

Window to the rear, fitted wardrobe, radiator and fitted carpet.

Bathroom

Modern bathroom suite comprising a 'P' shape bath with mixer taps, shower over and glass screen, WC, wash basin, extractor fan, radiator, half height wall tiling (fully tiled around the bath) and laminate wood flooring.





Second Floor Landing

Doors to each room, loft access, radiator and fitted carpet to the stairs and landing.

Bedroom 1

12' 10" x 12' 7" (3.92m x 3.84m)

Window to the front, built-in wardrobe, radiator and fitted carpet.

En-suite

Modern shower room comprising a quadrant shower enclosure with thermostatic shower, WC, wash basin, extractor fan, shaver socket, towel radiator, half height wall tiling (fully tiled to the shower enclosure) and laminate wood flooring.

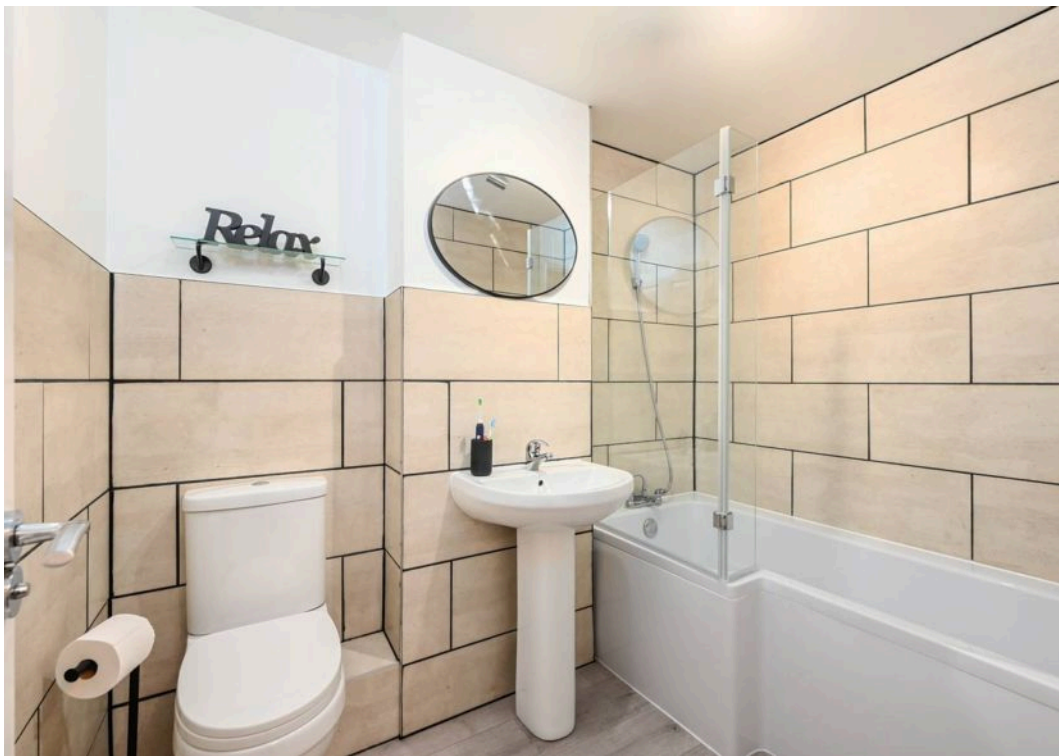
Bedroom 2

Window to the rear, fitted wardrobe, radiator and fitted carpet.

En-suite

Modern shower room comprising a square shower enclosure with thermostatic shower, WC, wash basin, extractor fan, towel radiator, half height wall tiling (fully tiled to the shower enclosure) and laminate wood flooring.



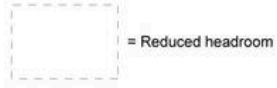






Greystones, TN24

Approximate Gross Internal Area = 107.8 sq m / 1161 sq ft
 Approximate Garage Internal Area = 12.6 sq m / 136 sq ft
 Approximate Total Internal Area = 120.4 sq m / 1297 sq ft
 (excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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