



31 Royds Road, Willesborough

In Excess of **£425,000**

Skippers

31 Royds Road

Willesborough, Ashford

Spacious four-bed detached home on Royds Road with modern kitchen/diner, family room, utility, large outbuilding, office, garden and EV charging. Close to amenities and transport links.

Council Tax band: D

Tenure: Freehold

- Four-bedroom detached family home
- Highly sought-after residential location
- Spacious open-plan kitchen/diner and family living space
- Large family room with bi-fold/opening doors overlooking the garden
- Working fireplace and attractive wooden flooring to the lounge
- Well-established private garden with patio, lawn and hand made pergola with mature wisteria
- Large outbuilding with adjoining home office, potential for annexe subject to planning permission
- Electric vehicle charging point
- Convenient location within a short distance to the railway station and outlet shopping centre



Lounge

A comfortable and characterful reception room featuring attractive wooden flooring and a working fireplace. This provides a cosy space for relaxing while also offering a lovely first impression of the home.

Kitchen/Diner

A large and light room offering an excellent combination of cooking, dining and entertaining space. The dining area features wooden flooring, radiator, built-in storage and a large walk-in storage cupboard, ideal for coats, shoes and general household storage. The kitchen benefits from extensive cupboard storage, wooden worktops, glass-fronted display cabinetry, spotlights, built-in wine rack, integrated fridge/freezer, space for dishwasher, built-in Hotpoint oven and grill, five-ring gas hob and extractor.

Utility room

A useful and practical utility room with tiled flooring and space for both washing machine and tumble dryer. The combi boiler is located here and is serviced annually.

Cloakroom

Fitted with a low-level WC and wash hand basin, providing a convenient downstairs cloakroom for family and guests.

Family room

A fantastic additional reception room with eco friendly warm tiled roof, overlooking the rear garden. With wooden flooring and large double-glazed windows and doors that open fully towards the garden, this is a bright and versatile space that could be used as a family room, entertaining space, playroom or informal sitting room.

Landing

The stairs rise from the lounge and are carpeted. The first-floor landing benefits from a window and radiator, along with access to the loft. The loft has a light and is partially boarded, providing useful additional storage.





Family bathroom

A well-appointed family bathroom with obscure double-glazed window, tiled flooring, bath with rain-head shower and additional hair-wash attachment over, large wash hand basin with built-in drawers for storage, low-level WC and heated towel rail.

Master Bedroom

A particularly spacious principal bedroom with carpeted flooring, radiator and attractive double-aspect windows providing plenty of natural light. A feature fireplace adds character and creates an attractive focal point.

Bedroom

A comfortable double bedroom with carpeted flooring, radiator and double-glazed windows.

Bedroom

Another good-sized double bedroom featuring carpeted flooring, radiator, double-glazed windows and a built-in wardrobe, providing useful integrated storage.

Bedroom

A well-proportioned single bedroom with carpeted flooring, radiator, double-glazed windows and built-in wardrobe. This room would also make an ideal home office, nursery or dressing room depending on the needs of the new owner.









Ground Floor Building 1



First Floor Building 1





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