



26 Waterside, Willesborough, Ashford, TN24 0AX

Price £325,000

**GOULD
HARRISON**

A very well presented semi-detached house in a delightful cul de sac location, close to local schools and amenities.

The extended accommodation comprises an entrance hall, sitting room, dining room, kitchen, ground floor shower room/WC, two double bedrooms and bathroom/WC.

The enclosed rear garden backs on to a recreation ground with the property also benefitting from gas central heating, double glazing and block paved driveway providing off road parking for several cars.



UPVC Casement Door

Through to:

Front Porch

Double glazed fanlight windows to either side.

Hallway

Stairs to first floor, doors to:

Sitting Room 10'3 x 15'4 (3.12m x 4.67m)

Double glazed french doors opening to rear and window to front, feature fireplace, coved ceiling, TV aerial point.

Dining Room 9'1 x 10'2 (2.77m x 3.10m)

Double glazed window to side and front, radiator, through to:

Kitchen 11'10 x 8'7 (3.61m x 2.62m)

Double glazed window to rear, stainless steel 1 1/2 bowl sink with mixer tap and drainer unit, high gloss finish to the cupboards and drawers, four ring ceramic gas hob with extractor hood and lighting above, cupboard housing Gloworm gas fired boiler.

Utility Area/Lobby 5'10 x 5'6 (1.78m x 1.68m)

Double glazed casement door opening to side, door to:

Ground Floor Shower Room

Low level WC, raised shower cubicle housing mains shower, corner wash basin, chrome heated towel rail, extractor fan, downlighters, double glazed window to rear.

First Floor:

Landing

Loft access, double glazed window to rear, radiator.

Bedroom One 15'5 x 10'5 (4.70m x 3.18m)

Double glazed window to front and rear, built in bank of wardrobes, radiators, TV aerial point.

Bedroom Two 10'2 x 10'1 (3.10m x 3.07m)

Double glazed window to front, built in storage cupboards

Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, low level WC, wash basin, mainly tiled wall finish, double glazed window to rear, radiator, airing cupboard housing immersion tank.

Garden

Enclosed rear garden backing on to the recreation ground with summerhouse and shed, panel enclosed fencing, mature flower and shrub borders, side gated access.

Driveway

Block paved driveway providing off road parking for several cars.

Tenure

Freehold.

Services

All main services are connected.

Council Tax

Ashford Borough Council Band: B.

