



## 50 Molloy Road, Shadoxhurst

Offers in Region of £450,000



# 50 Molloy Road

Shadoxhurst, Ashford

Impressive 4-bed detached family home in Shadoxhurst village, offered with NO ONWARD CHAIN. Features spacious layout, separate lounge and dining room, kitchen with utility room. Charming front garden, rear garden with patio area. Single garage, block paved driveway for secure parking. A perfect blend of comfort and convenience.

Council Tax band: F

Tenure: Freehold

- NO ONWARD CHAIN
- 4 Bedroom Detached Family Home
- Popular Shadoxhurst Location
- Garage with good block paved driveway
- Separate lounge & dining room
- Enclosed rear garden
- Kitchen with utility room



### Hallway

With stairs to first floor and doors leading to lounge, dining room, kitchen, utility room and garage.

### Cloakroom

With low level wc and wash hand basin.

### Lounge

15' 4" x 13' 11" (4.67m x 4.24m)

Carpeted with bay to rear with double doors leading to garden patio.

### Dining room

13' 3" x 8' 9" (4.04m x 2.67m)

Carpeted with bay to front.

### Kitchen

10' 7" x 8' 8" (3.23m x 2.64m)

Range of cupboards and drawers beneath worksurfaces with additional breakfast bar and wall mounted units.

Window to rear above 1 and half bowl stainless steel sink with mixer tap and drainer. Low level oven with induction hob and extractor fan over.

### Utility Room

5' 10" x 5' 7" (1.78m x 1.70m)

Cupboard beneath work surfaces and wall mounted units. Space and plumbing for washing machine. Stainless steel sink with mixer tap. Door and window to side.

### Bedroom

11' 10" x 11' 8" (3.61m x 3.56m)

With window to front and built in double wardrobes.

### En-suite Shower Room

White suite comprising low level wc, wash hand basin and tiled shower cubicle, obscure window to side.

### Bedroom

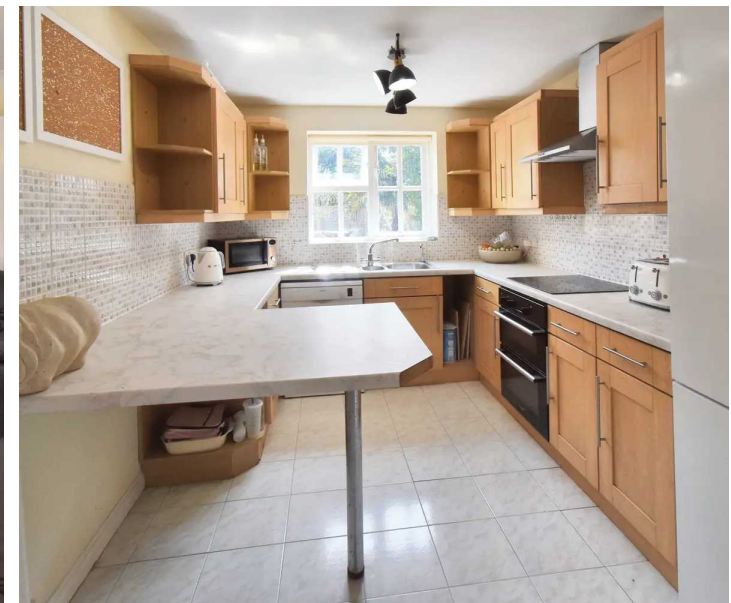
11' 10" x 9' 1" (3.61m x 2.77m)

Window to front, built in wardrobes.

### Bedroom

9' 6" x 9' 1" (2.90m x 2.77m)

Window to rear with single built in wardrobe.





### **FRONT GARDEN**

The front garden is laid to lawn with shrub borders and gated side access to rear garden.

### **GARDEN**

Laid to lawn with patio area.

### **GARAGE**

Single Garage

Single garage with up and over door and integrated internal door to hallway of property.

### **DRIVEWAY**

4 Parking Spaces

Large block paved driveway.

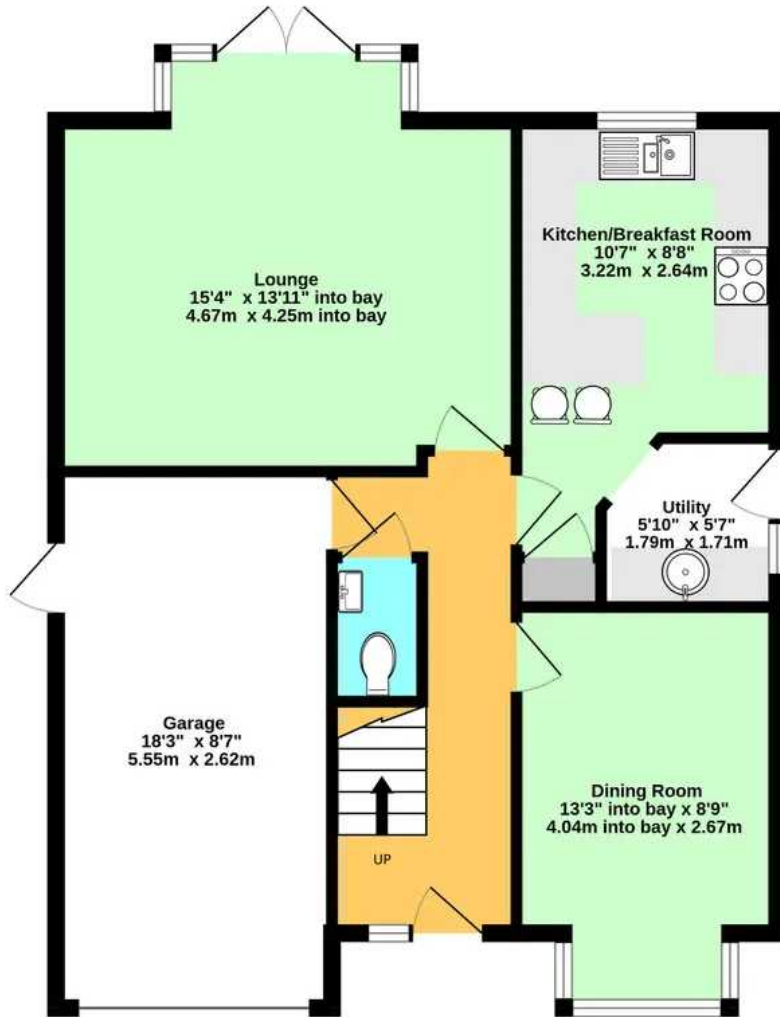




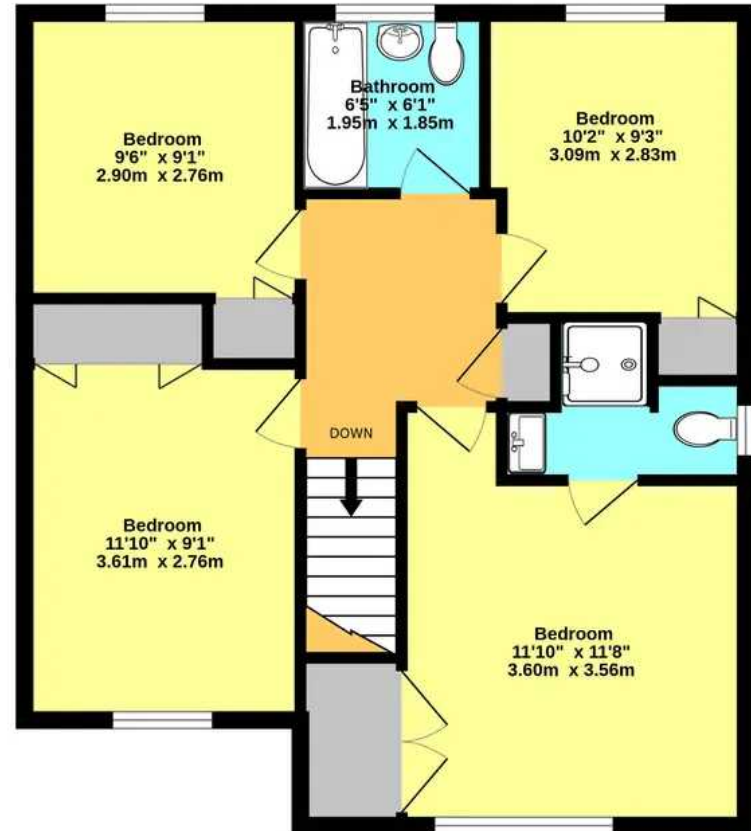




Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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