



## 31 Essella Road, Ashford

In Excess of £300,000



# 31 Essella Road

Ashford, Ashford

Immaculate 3-bed semi-detached house on Essella Road, Willesborough. Recently refurbished, contemporary interior. NO CHAIN. Close to amenities/schools. New kitchen/shower room. Spacious open plan living. Well-maintained garden with patio. Gated side access, driveway for 2 cars. Stylish family home with easy access.

Council Tax band: C

Tenure: Freehold

- NO ONWARD CHAIN
- Popular Willesborough Location (Essella Road)
- Close to amenities and schools
- Recently Refurbished Semi-Detached Family Home
- Off road parking for 2 vehicles
- Newly installed Kitchen & Shower Room
- Cloakroom
- Open plan Lounge/Diner



### Hallway

With stairs to first floor and door through to lounge/diner.

### Lounge/Diner

26' 6" x 10' 2" (8.08m x 3.10m)

Bay fronted to front and window to rear with exposed brick fireplace.

### Kitchen

11' 5" x 7' 10" (3.48m x 2.39m)

Newly fitted modern kitchen with range of cupboards and drawers beneath work surfaces, integrated cooker with hob and extractor fan over, stainless steel sink with mixer tap and drainer, space and plumbing for dishwasher, door to side.

### Cloakroom

Low level wc, wash hand basin with window to rear.

### Rear lobby

Lean to with plumbing for washing machine and door to rear garden.

### Landing

### Bedroom

13' 7" x 10' 6" (4.14m x 3.20m)

Carpeted with 2 windows to front.

### Bedroom

13' 8" x 7' 10" (4.17m x 2.39m)

Carpeted with window to rear and feature fireplace.

### Bedroom

9' 1" x 8' 0" (2.77m x 2.44m)

Carpeted with window to rear.

### Shower Room

White suite comprising newly installed wc, wash hand basin and fully tiled shower cubicle, obscure window to side.



**FRONT GARDEN**

With path leading to front door and to gated side access.

**GARDEN**

Laid to lawn with range of flower and shrub borders and gated side access. There is also a patio area and path leading to rear parking area.

**DRIVEWAY**

2 Parking Spaces

Driveway parking for 2 vehicles.





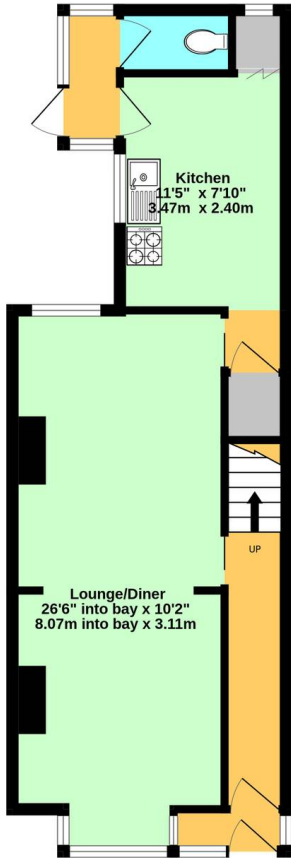




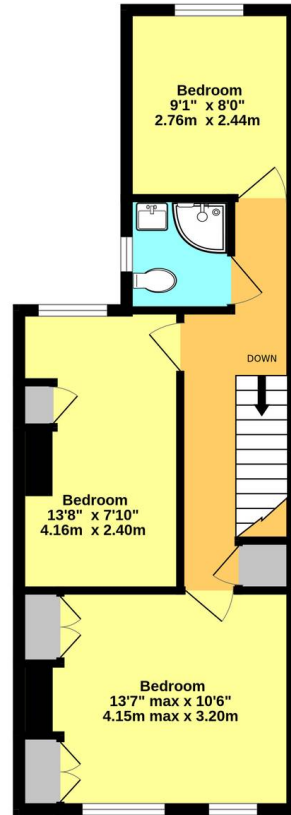




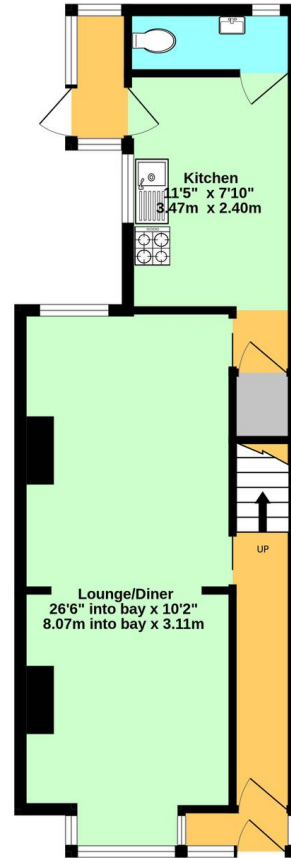
Ground Floor



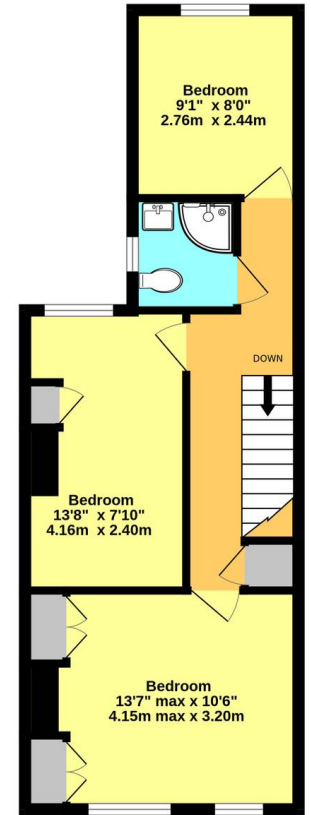
1st Floor



Ground Floor



1st Floor



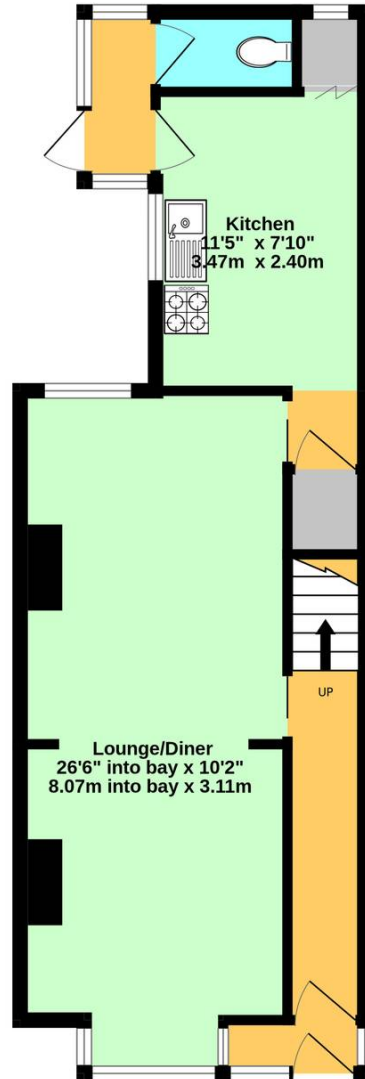
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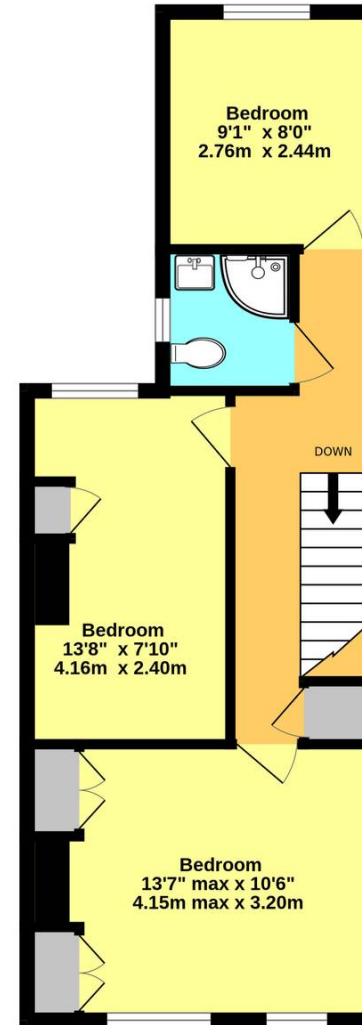
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Ground Floor



1st Floor



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and purchasers are advised to satisfy themselves as to the working order and condition, if a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

**Andrew & Co Estate Agents - Ashford**

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