



**33 Silver Hill Road, Willesborough**  
**£315,000**



## 33 Silver Hill Road

Willesborough, Ashford

A beautifully presented three-bedroom Grade II listed cottage, sitting in a convenient position close-by to the William Harvey Hospital and within easy reach of the M20, enjoying a generous plot with front and rear gardens.

Council Tax band: B

Tenure: Freehold

- Grade II listed cottage
- 3 bedrooms
- Driveway parking for several vehicles
- Gardens to the front and rear
- New bathroom installed in 2022
- Walking distance of William Harvey Hospital
- Easy access to the M20 (jcts 10 & 10a)





### Entrance Hall

Composite door to front, radiator, tiled flooring. Door to bathroom, open to kitchen/diner.

### Kitchen/diner

14' 11" x 6' 7" (4.55m x 2.00m)

Cottage style kitchen with base units and worksurfaces over, inset ceramic sink/drainage, space for an under-counter fridge, plumbing and space for a washing machine, free-standing gas cooker. Wall paneling to the Dining Area, under-stairs storage cupboard/pantry, tiled floor. Dual aspect with windows to the front and side.

### Entrance

Wooden door to the front, stairs to first floor.

### Lounge

14' 11" x 9' 7" (4.55m x 2.92m)

Dual aspect with windows to the front and side, feature fireplace with electric fire, recess shelving, radiator, exposed wooden floorboards.

### Bathroom

Comprising a walk-in shower, bath with mixer taps and hand shower attachment, WC, wash basin with storage beneath, chrome towel radiator, part tiling to the walls, laminate wood flooring.

### First Floor Landing

Doors to each bedroom, large storage cupboard, stairs to the second floor with under-stairs storage. Carpets to the stairs and landing.

### Bedroom 1

13' 4" x 9' 9" (4.06m x 2.97m)

Dual aspect with windows to the front and side, built-in wardrobe, radiator, fitted carpet.

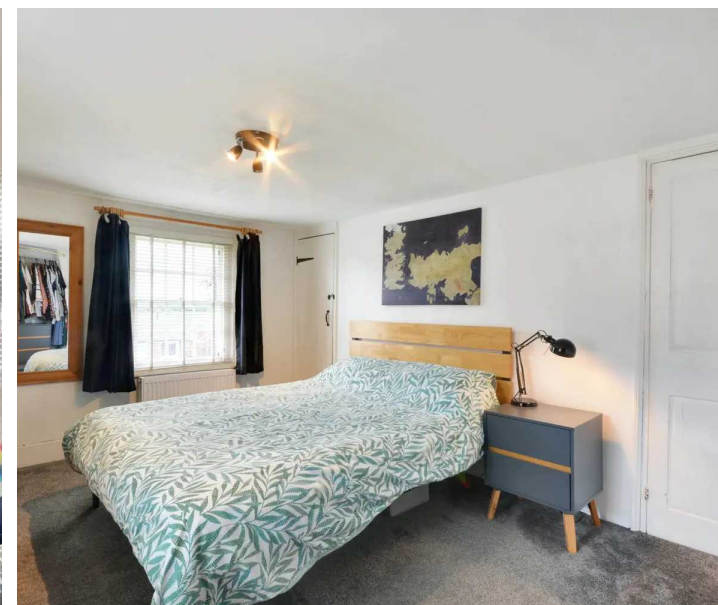
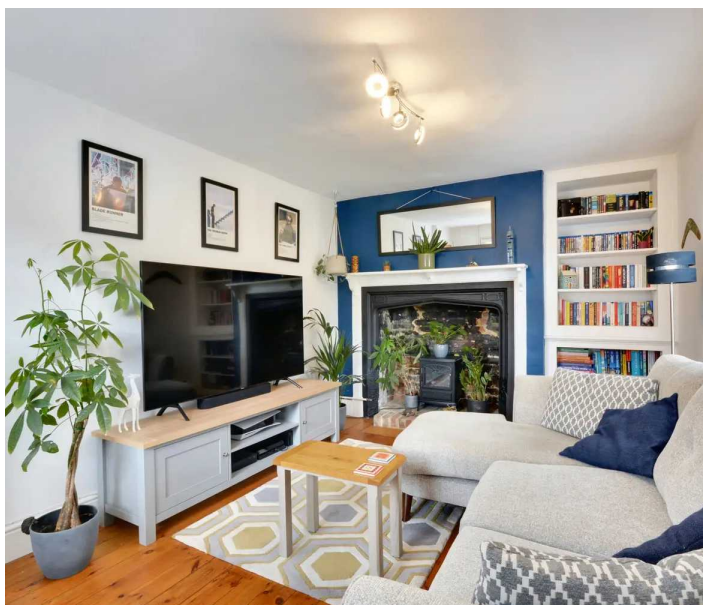
### Bedroom 2

10' 10" x 6' 4" (3.29m x 1.92m)

Window to the front, radiator, fitted carpet.

### Second floor

Stairs to second floor.





### **REAR GARDEN**

Featuring a seating area and lawn with hedge and fenced boundaries.

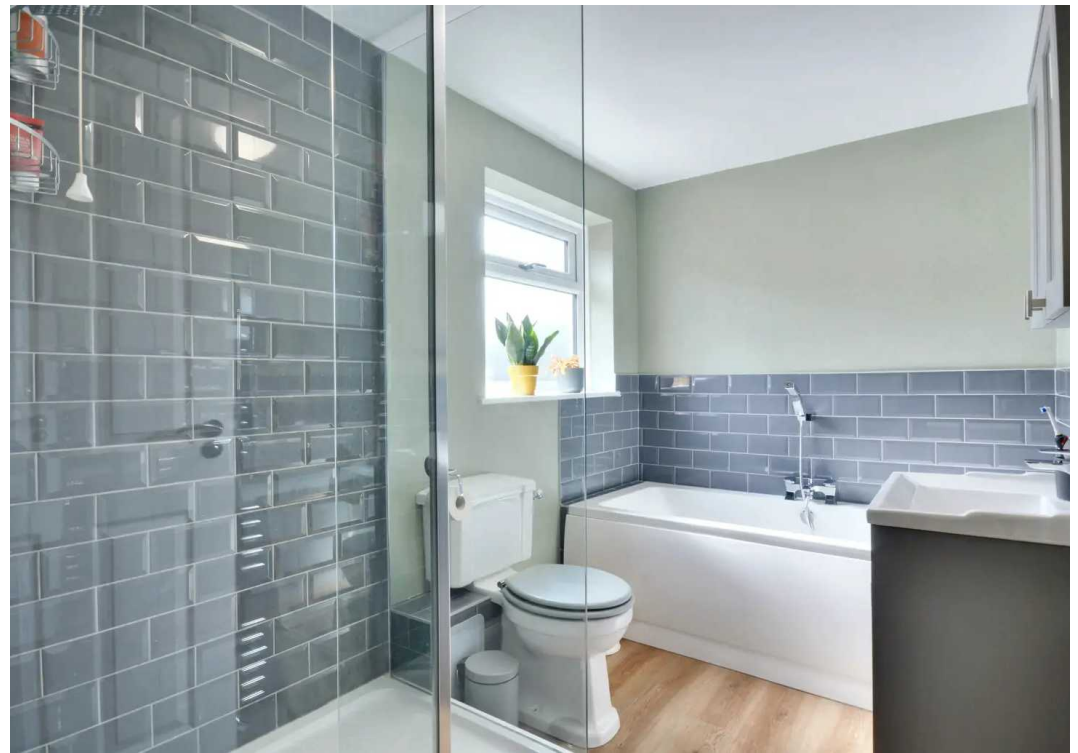
### **FRONT GARDEN**

Mostly laid to lawn with fenced boundaries to the front with planted bushes and shrubs.

### **DRIVEWAY**













## Ground Floor

Approx. 34.3 sq. metres (368.7 sq. feet)



## First Floor

Approx. 29.0 sq. metres (312.3 sq. feet)



## Second Floor

Approx. 16.7 sq. metres (179.7 sq. feet)



Total area: approx. 80.0 sq. metres (860.7 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.  
Plan produced using PlanUp.

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.

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