

# MARTINS ESTATES

SALES AND LETTINGS

Martins Estates Sales And Lettings High Street  
Ashford  
Kent  
TN24 8SF

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**133 The Street, Willesborough, TN24 0NB**

**Offers In Excess Of £750,000**

A Spacious Five Bedroom Detached Family Home in a Private Cul-de-Sac

Situated within a quiet private cul-de-sac of just three properties, this impressive five bedroom detached house offers generous and versatile accommodation, complemented by a large enclosed rear garden and ample driveway parking. The property also benefits from a double garage and excellent ground floor living space, making it ideal for modern family life.

#### Accommodation

A welcoming entrance hall sets the tone for the home, leading to the principal ground floor rooms. There is a useful cloakroom/WC and access to all main living areas.

The lounge is a bright and comfortable space featuring a wood-burning stove and patio doors opening directly onto the rear garden, creating an excellent indoor-outdoor flow. A separate family room offers further flexibility and includes fitted storage cupboards.

The kitchen/dining room is well-appointed with worktops to two walls, a comprehensive range of cupboards and drawers, and space for dining. This in turn opens into the utility area, which provides additional work surface space, storage, and plumbing for appliances, as well as a door to the garden.

# 133 The Street, Willesborough, TN24 0NB

## **Kitchen**

14'2" x 12'4" (4.33m x 3.78m )

## **Utility Room**

## **Family Room**

12'11" x 12'6" (3.95m x 3.83m )

## **Lounge**

17'2" x 13'1" (5.24m x 3.99m )

## **Study**

9'5" x 7'9" (2.88m x 2.38m )

## **Guest Room**

12'11" x 10'9" (3.95m x 3.30m )

## **Bedroom Three**

12'5" x 10'0" (3.81m x 3.06m )

## **Bedroom Two**

13'5" x 13'1" (4.1m x 4.0m )

## **Bedroom Four**

12'5" x 9'11" (3.8m x 3.03m )

## **Bedroom One**

16'6" x 11'7" (5.05m x 3.55m )

# The Street, Ashford, TN24

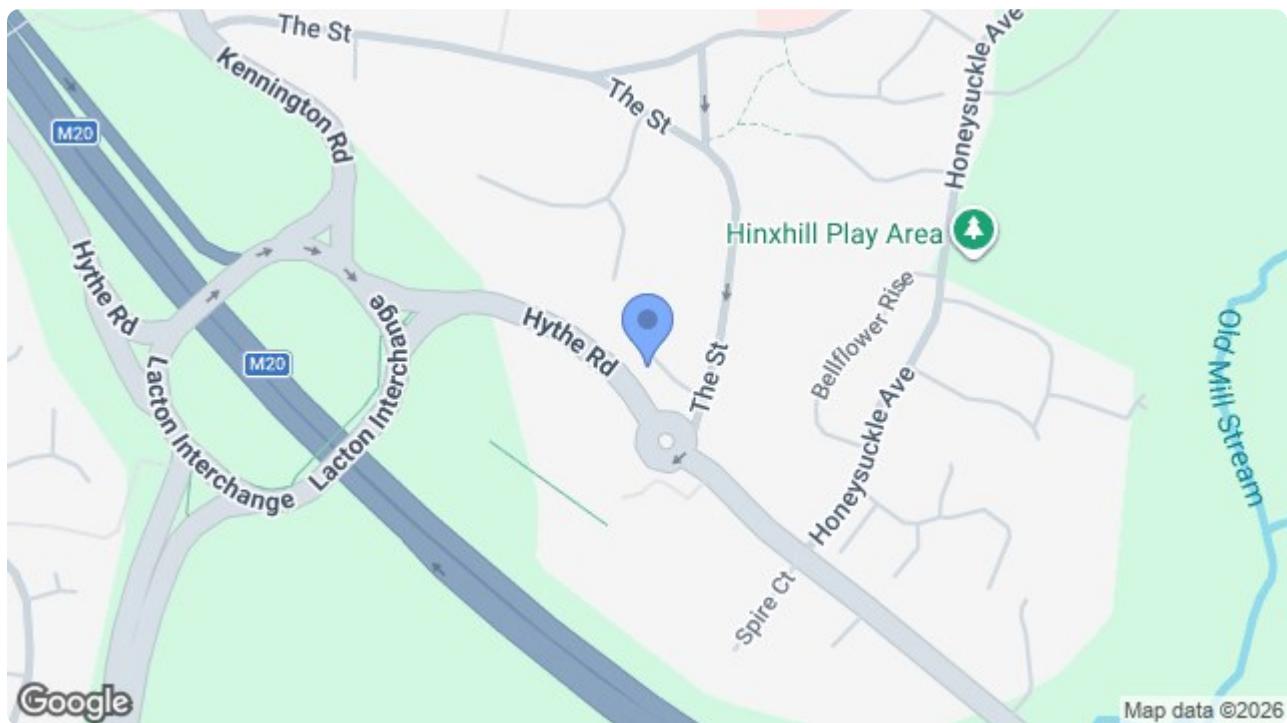
Approximate Gross Internal Area = 213.0 sq m / 2293 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1254409)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	75	77
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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