

hobbs parker

Ashford Homes

2 Blackwall Road North Willesborough

DEDICATED TO ASHFORD PROPERTY

2 Blackwall Road North

Off Kennington Road
Willesborough, Ashford, Kent TN24 0NU

A charming Grade II listed period cottage, ideally situated for convenient access to William Harvey Hospital, Ashford International railway station and the M20 motorway at Junction 10.

The property also enjoys the benefit of beautiful surrounding countryside, with scenic walks leading to nearby villages and traditional country pubs.

Rich in character and period charm, the cottage offers generously proportioned accommodation, an abundance or character features and an inviting open fireplace. Further advantages include approximately two to three off-road parking spaces, accessed via a shared driveway.

The property is being offered to the market with no onward chain.

Valuers Comment:

"For me, the appeal of this property lies in its period charm, spacious rooms and convenient location."

Accommodation

- Sitting room (Electric fireplace)
- Kitchen/Breakfast Room (Built in appliances)
- Main double Bedroom (Built-in wardrobe)
- Further double bedroom • Eave storage • Main bathroom

Outside

- Off-street parking for circa 2-3 cars
- Rear Patio area • Wooden garden shed • Side lawned garden















Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



2 Blackwall Road North

A charming 19th-century Grade II listed end-of-terrace cottage, forming part of an attractive row of four properties situated alongside Kennington Road.

The property is rich in character, offering generously proportioned rooms and a large open fireplace fitted with an electric log burner in the sitting room.

The sitting room and kitchen are both versatile spaces, with sufficient room to accommodate small dining areas if desired.

Completing the ground floor is the main family bathroom and a useful additional area with potential to serve as a utility space.

Upstairs, the property offers two double bedrooms. The principal bedroom benefits from a built-in wardrobe, while the second bedroom features generous eaves storage.

Externally, the garden extends to the side and front of the cottage and is predominantly laid to lawn.

The property is approached via a shared pathway, with off-road parking accessed through a shared entrance, providing space for approximately two to three vehicles.

Situation

Situated on the outskirts of Ashford, the property enjoys a semi-rural setting, combining convenient access to local amenities and excellent transport links with the benefit of nearby countryside, scenic walks, picturesque villages and traditional country inns.

The M20 motorway at Junction 10 is easily accessible, along with a 24-hour supermarket. The Julie Rose Stadium and Conningbrook Lakes are also nearby, offering a range of sporting, leisure and outdoor recreational opportunities.

Directions

SatNav: TN24 0NU

https://what3words.com/laws.gently.bother

Useful Information

Tenure – Freehold

Mains water

Mains drainage

Gas central heating

Mains electricity

Flood risk – Very low

Viewing

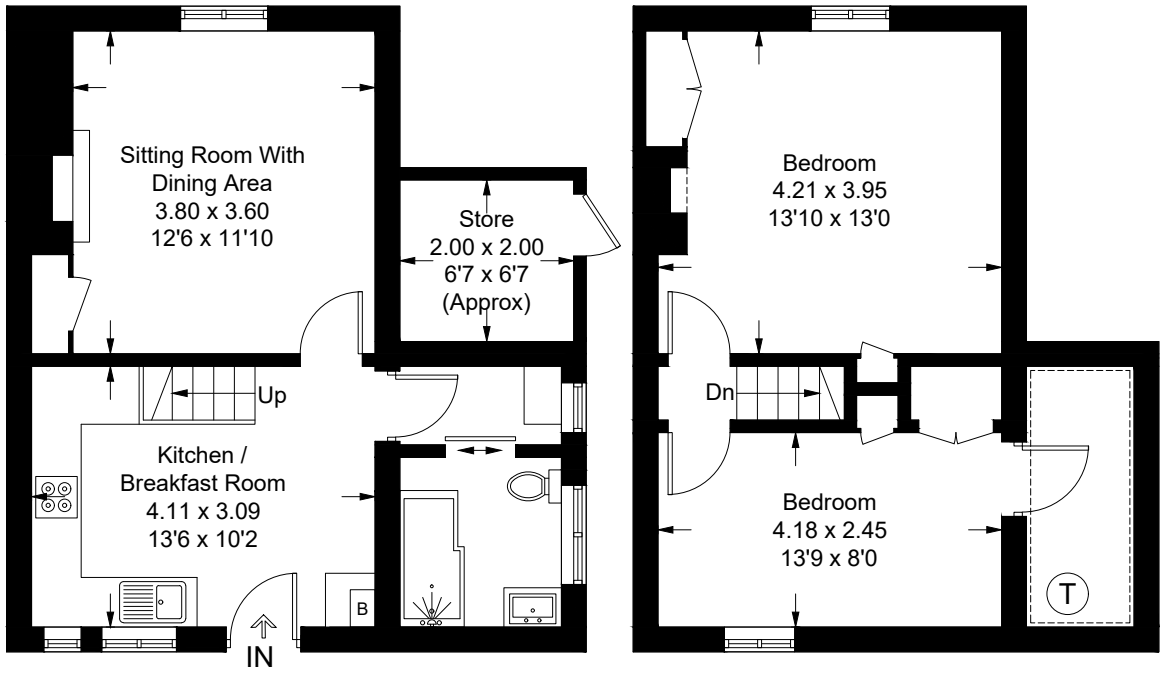
Strictly by appointment with the Agents

A10476



2 Blackwall Road North, Willesborough, Ashford

= Reduced headroom below 1.5m / 5'0



Ground Floor - 37.1 sq m / 399 sq ft

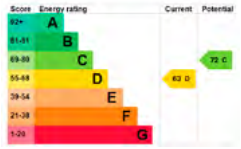
First Floor - 35.1 sq m / 378 sq ft

Approximate Gross Internal Area = 72.2 sq m / 777 sq ft
Store = 4.1 sq m / 44 sq ft
Total = 76.3 sq m / 821 sq ft

N

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1344646)
www.bardenvisuals.co.uk

OnTheMarket
Regulated by RICS
rightmove
www.hobbsparker.co.uk



Boundaries/Acreage
The plan on these sales particulars and the acreage quoted are based on Ordnance Survey mapping and are provided for identification and guidance only. Interested parties are reminded that the property is sold in accordance with the owners Land Registry Title plan/s and they must satisfy themselves as to the legal boundaries and the quantity of land being purchased.

Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.

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