



Connells

Molloy Road
Shadoxhurst ASHFORD

Molloy Road Shadoxhurst ASHFORD TN26 1HR

for sale guide price
£425,000



Property Description

Situated at the end of a peaceful cul-de-sac on the desirable Molloy Road in Shadoxhurst, this well-proportioned four-bedroom detached family home offers generous living accommodation and a wonderful sense of privacy.

The ground floor is thoughtfully arranged, featuring a spacious dual-aspect lounge with a bay window, creating a bright and inviting living space. A separate dining room provides the ideal setting for formal entertaining, conveniently positioned adjacent to the kitchen. The fitted kitchen offers ample worktop and storage space, with direct access to the rear, and is complemented by a useful ground floor cloakroom. The internal layout is completed by a welcoming entrance hall and access to an integral garage, offering further storage or potential for conversion subject to the necessary consents.

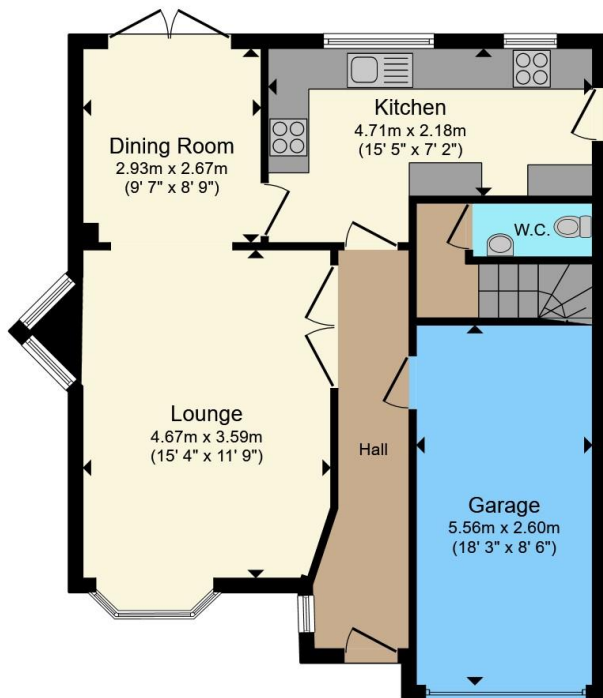
Upstairs, the property boasts four well-proportioned bedrooms, making it ideal for growing families. The principal bedroom benefits from an en-suite shower room, while Bedrooms 2, 3 and 4 are served by a modern family bathroom. The landing provides access to all rooms, enhancing the practical layout.

Externally, the position at the end of the cul-de-sac ensures a quieter setting with reduced passing traffic, making it particularly appealing for families.

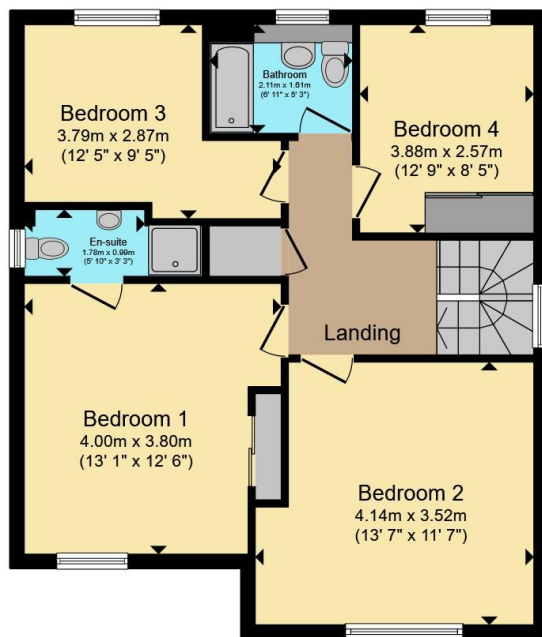
Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.





Ground Floor



First Floor

Total floor area 128.8 m² (1,386 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



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77 High Street
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EPC Rating: C Council Tax
Band: F

view this property online connells.co.uk/Property/ASH407832

Tenure: Freehold



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