

Connells

Molloy Road
Shadoxhurst ASHFORD

Molloy Road
Shadoxhurst ASHFORD TN26 1HR

for sale guide price
£400,000







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.




IMPORTANT
TO
Dogs are cute
do not feed
them!



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

To view this property please contact Connells on

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77 High Street
ASHFORD TN24 8SF

EPC Rating: C

Council Tax Band: F

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

Tenure: Freehold

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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