



Rose Cottage Ball Lane , Kennington, TN25 4EQ

Detached three bed property surrounded by a large garden in a sought-after location. Inner porch, leading to a spacious sitting room with understairs cupboard and feature fireplace. Large conservatory, modern kitchen with electric cooker, space for washing machine, and space for a dishwasher and fridge/freezer. Cloakroom with wc and basin. Dining room with with feature fireplace. Stairs to landing with linen cupboard. Double bedroom with walk-in cupboard and feature fireplace. Two further double bedrooms. Bathroom with bath, basin, wc and shower cubicle. Large, mature garden with driveway, parking, double garage with electric supply. There is a small stream bordering the garden. Gas CH, EPC rating: D

£1,695 Per Calendar Month

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[Directions](#)



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	