



40 Friesian Way, Kennington

Offers in Region of **£375,000**

Skippers

40 Friesian Way

Kennington, Ashford

Immaculate 3-bed home in Kennington with contemporary design, spacious interior, and stunning garden. Garage, driveway, and en-suite master bedroom. Perfect for family living. Council Tax band: E

Tenure: Freehold

- Immaculately Presented 3 Bedroom Detached Family Home
- Popular Kennington Location
- Garage with Driveway for 4 Vehicles
- Enclosed Rear Garden
- Cloakroom
- Kitchen & Separate Dining Room
- En-suite to Master Bedroom



Entrance Hall

With door leading to Lounge and double built in storage cupboards.

Cloakroom

Low level wc, wash hand basin with tiled splash back.

Lounge

16' 1" x 11' 10" (4.90m x 3.61m)

Window outlook to front, stairs leading to first floor, understairs storage cupboard.

Kitchen

9' 10" x 7' 9" (3.00m x 2.36m)

Range of cupboards and drawers beneath worksurfaces with wall mounted units, window outlook to rear 4 ring gas hob with extractor over and low level oven, stainless steel sink with mixer tap and drainer, space & plumbing for dishwasher and washing machine. The kitchen extends to the rear of the garage with integral door leading to garage and door through to rear garden.

Dining Room

9' 10" x 7' 7" (3.00m x 2.31m)

Door flanked by windows leading to rear garden.





Landing

Carpeted with airing cupboard and doors leading to bedrooms and bathroom.

Bedroom

12' 9" x 8' 10" (3.89m x 2.69m)

Carpeted with window to front and double built in wardrobes.

En-suite

Wash hand basin with vanity storage under, towel radiator, obscured window to side, tiled shower cubicle.

Bedroom

10' 6" x 8' 10" (3.20m x 2.69m)

Carpeted with window to rear.

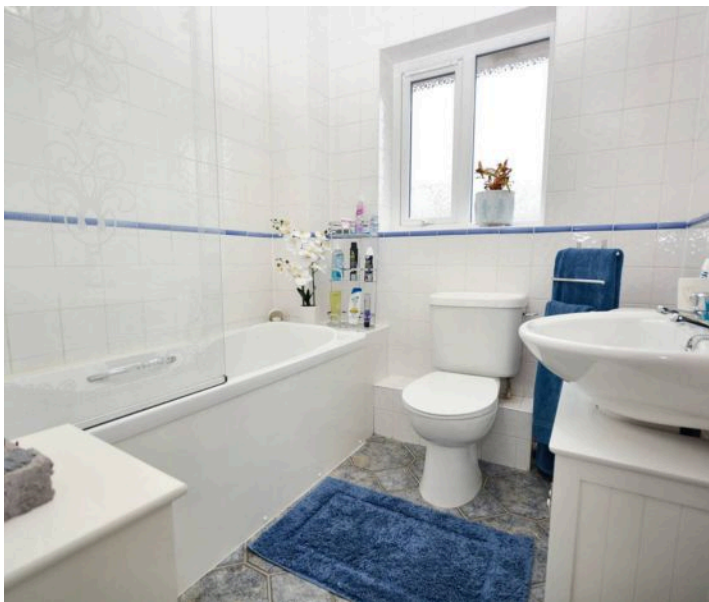
Bedroom

10' 1" x 6' 6" (3.07m x 1.98m)

Carpeted with window to rear.

Family Bathroom


White suite comprising low level wc, wash hand basin, panelled bath with shower screen over mixer tap and power shower over, locally tiled walls and obscured window to rear.





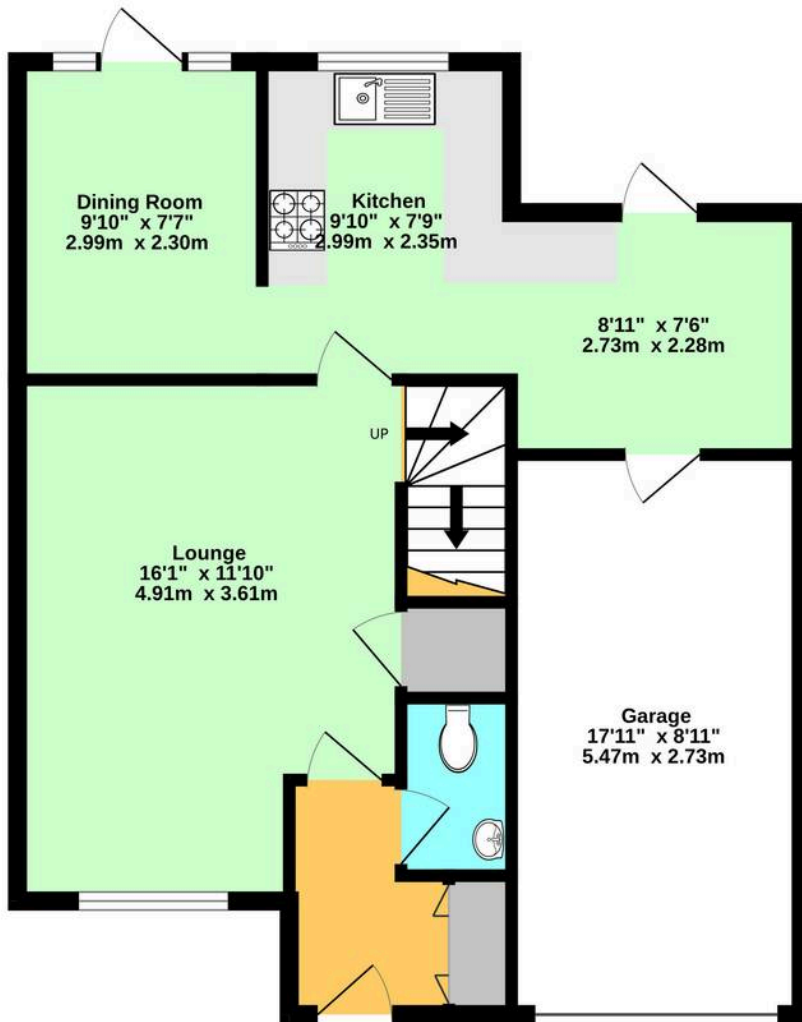


Energy Efficiency Rating

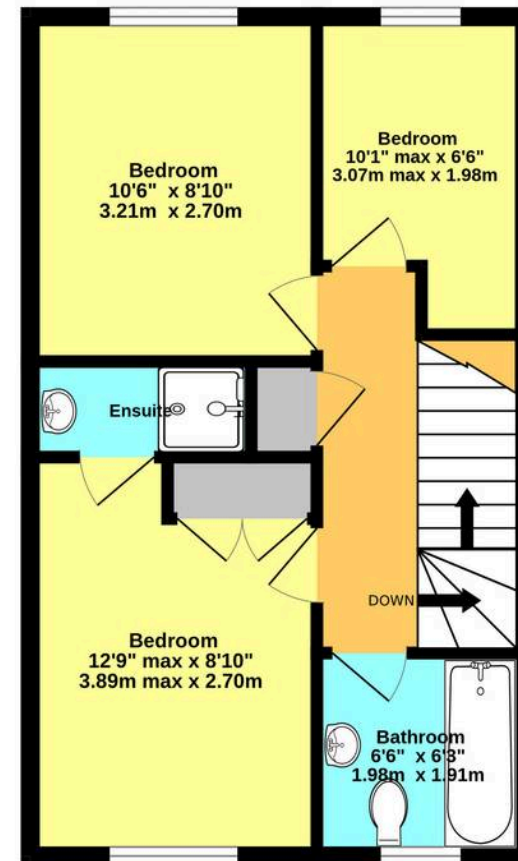
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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