



308 Canterbury Road, Kennington
£375,000

Skippers

308 Canterbury Road

Kennington, Ashford

A well-presented three-bedroom semi-detached house, located in a highly sought after position within Kennington, enjoying an elevated position set back from the road with driveway and garage parking, large garden to the rear and potential for extension.

Council Tax band: D

Tenure: Freehold

- Three Bedroom Semi Detached House
- Driveway & Garage
- Large Rear Garden
- Potential to Extend (STPP)
- Fitted Kitchen with Built-In Appliances
- Sought After Position In Kennington
- Through Lounge/Diner
- Walking Distance To Downs View Primary School, Kennington Juniors & Towers School



Hallway

uPVC part glazed door to the front, stairs to the first floor with under-stairs storage, radiator and LVT flooring.

Lounge/Diner

12' 0" x 21' 9" (3.65m x 6.64m)

Through lounge/diner with a dual aspect and windows to the front and rear with a door leading out to the garden, fire place with inset gas fire, radiators and LVT flooring.

Kitchen

11' 5" x 8' 5" (3.47m x 2.56m)

Fitted kitchen comprising matching wall and base units with work surfaces over, inset 1.5 bowl stainless steel sink/drain, built-in appliances including single electric oven, microwave/grill/combi oven, 4-ring gas hob with extractor above and fridge-freezer. Plumbing and space for washing machine. Tiled splash back and laminate flooring. Window to the rear over looking the garden and door opening to the side.

Cloakroom

Comprising a WC, wash basin, extractor fan, towel radiator and exposed wood flooring.





Landing

Doors to each room, loft access, window to the side and fitted carpet.

Bedroom 1

11' 5" x 11' 11" (3.49m x 3.63m)

Window to the rear, fitted wardrobe, radiator and fitted carpet.

Bedroom 2

9' 11" x 11' 11" (3.03m x 3.64m)

Window to the front, fitted wardrobes, radiator and fitted carpet.

Bedroom 3

8' 5" x 7' 11" (2.56m x 2.41m)

Window to the rear, built-in wardrobe, cupboard housing hot water cylinder, radiator and fitted carpet.



Bathroom

Comprising a bath either modern taps and shower over, wash basin, extractor fan, towel radiator, tiled walls and vinyl flooring.

Separate WC

Window to the side, WC and vinyl flooring.







Canterbury Road, TN24

Approximate Gross Internal Area = 87.5 sq m / 942 sq ft
Approximate Garage Internal Area = 12.6 sq m / 136 sq ft
Approximate Total Internal Area = 100.1 sq m / 1078 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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