



277 Canterbury Road, Kennington

Offers in Region of **£869,500**

277 Canterbury Road

Kennington, Ashford

A much improved and extended family home, enjoying an elevated position off Canterbury Road, Kennington, with 2827sqft of internal accommodation, beautiful rear garden, large driveway and garage, 3 reception spaces and available with no onward chain complications. Council Tax band: F

Tenure: Freehold

- Spacious detached family home offering 2827sqft of internal accommodation
- 5 bedrooms (one en-suite), Family Bathroom and downstairs Utility Room with shower & separate Cloakroom
- Tandem garage & Driveway parking for several cars
- Beautiful rear garden
- Elevated position off Canterbury Road, Kennington
- Close to local schools and shops
- Onward chain agreed
- Extended and improved over the years, now enjoying 4 reception spaces



Entrance Hall

Partly glazed composite front door, window to the front, door into the hallway and door to utility, radiator tiled floor.

Utility

Window to the front, door to the side, storage cupboards with worksurfaces and inset sink/drain, plumbing for washing machine. Central heating boiler, water softener, large walk-in shower, radiator, tiled floor.

Hallway

Stairs to the first floor with under-stairs storage space, window to the front, radiator, oak flooring. Batteries for energy storage (solar panels installed).

Cloakroom

Window to the side, WC, wash basin, radiator, tiled floor.

Reception Room

20' 11" x 13' 0" (6.38m x 3.95m)

Windows to the front and side, glazed sliding doors to the Sitting Room, two radiators, oak flooring.

Kitchen/Breakfast Room

23' 11" x 11' 7" (7.28m x 3.52m)

A modern kitchen comprising a mix of wall, base and tall units with Granite work surfaces, inset stainless steel 1.5 bowl sink/drain, built-in appliances including an eye-level electric double oven, 5-burner gas hob with extractor hood, two fridge/freezers, plumbing for a dishwasher, space for tumble dryer and free-standing wine-cooler. Radiator, tiled floor. Doors leading into the Dining/Family Room.

Dining/Family Room

29' 11" x 11' 5" (9.13m x 3.47m)

Window to the rear, sliding glazed doors to the Sitting Room, feature Log Burner, radiator, fitted carpet.

Guest Bedroom/Reception Room

14' 0" x 11' 5" (4.26m x 3.47m)

Internal window to the Sitting Room, fireplace, radiator, oak flooring.



GARDEN

Beautiful gardens with hedgerow & fenced boundaries, large lawn with mature shrubs and a raised decked seating area adjacent to the rear of the house.

GARAGE

Double Garage

Tandem garage to the side of the house with power and lights.

DRIVEWAY

4 Parking Spaces

Block-paved driveway to the front of the house providing off street parking for up to 4 cars.



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Ground Floor - 177.3 sq m / 1908 sq ft



First Floor - 85.4 sq m / 919 sq ft

Approximate Gross Internal Area = 262.7 sq m / 2827 sq ft

Garage = 28.0 sq m / 301 sq ft

Total = 290.7 sq m / 3128 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1091088)



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and purchasers are advised to satisfy themselves as to the working order and condition, if a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

Andrew & Co Estate Agents - Ashford

01233 632383

info@andrewandco.co.uk

