



164 Guernsey Way, Kennington
£340,000

164 Guernsey Way

Kennington, Ashford

A versatile townhouse, with accommodation spanning three floors and benefitting from extension to the ground floor, this home could be utilized as having 3 or 4 bedrooms and would a lovely family home or rental for investment. No onward chain.

Council Tax band: E

Tenure: Freehold

- 3-Bedroom Townhouse
- Extended to the ground floor now boasting a second living room
- En-suite to the main bedroom
- Low maintenance garden with Artificial lawn
- 1 allocated parking space
- Walking distance to local amenities, including Tesco Express
- Walking distance to Goat Lees Primary School



Hallway

Partly glazed wood door to front, stairs to first floor, doors to Kitchen, Cloakroom & Living Room, radiator, tiled flooring.

Cloakroom

WC, wash hand basin, towel radiator, tiled flooring.

Kitchen/Breakfast Room

13' 4" x 8' 2" (4.07m x 2.49m)

Matching wall and base units with work surfaces over, inset 1.5 stainless steel sink/drain, built-in electric double eye-level oven, 5-ring gas hob with extractor hood over, plumbing and space for dishwasher & washing machine, space for free-standing fridge-freezer. Breakfast bar, radiator, tiled splash back and tiled floor. Window to the front.

Dining Room

15' 0" x 12' 2" (4.58m x 3.71m)

Under-stairs storage cupboard, vertical radiators, tiled floor. Open to the Living Room.

Living Room

10' 4" x 10' 5" (3.15m x 3.18m)

Bi-folding doors to the garden, roof lantern, vertical radiators, TV point, tiled floor.

First Floor Landing

Stairs to the top floor, cupboard housing central heating boiler, doors to Lounge and Bedroom 2, radiator, fitted carpet.

Lounge

13' 5" x 12' 2" (4.09m x 3.71m)

Juliet balcony doors to the front, TV, Tell & Virgin points, wood flooring.

Bedroom 2

11' 10" x 12' 2" (3.60m x 3.71m)

Windows to the rear, built-in wardrobe, radiator, fitted carpet.

Second Floor Landing

Loft access. doors to Bedrooms 1 & 3. door to Bathroom.



GARDEN

Two tier garden featuring a paved patio adjacent to the rear of the house, stepping up to an artificial lawn. Fenced boundaries with gated rear access. Outside power and lights.

ALLOCATED PARKING

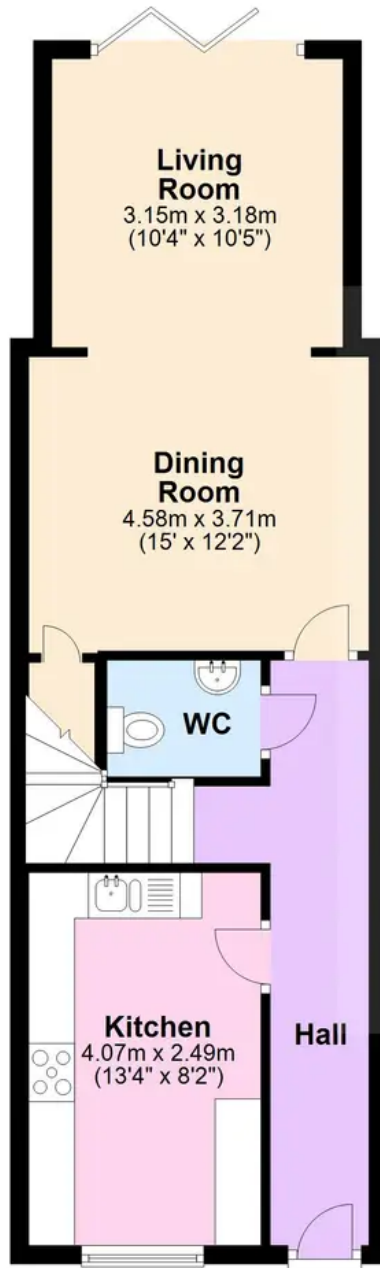
1 Parking Space

1 allocated parking space, located within a residents parking area close to the house.



Ground Floor

Approx. 46.1 sq. metres (496.6 sq. feet)



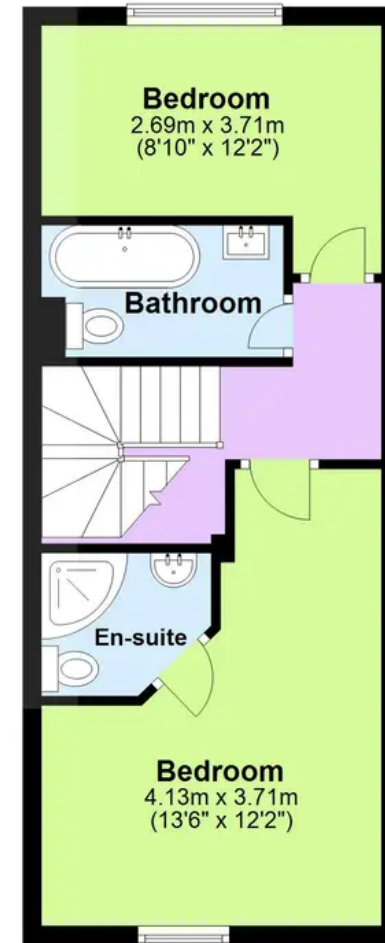
First Floor

Approx. 36.0 sq. metres (387.1 sq. feet)



Second Floor

Approx. 36.5 sq. metres (392.5 sq. feet)



Total area: approx. 118.6 sq. metres (1276.2 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.

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.

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