

for sale

fixed price **£620,000**



## Kingsmead Cemetery Lane Kennington Ashford TN24 9EQ

An executive detached family home in one of the most prestigious locations in Ashford. For your chance to view, please call the sole agent Connells.





# Kingsmead Cemetery Lane Kennington Ashford TN24 9EQ

## Ground Floor

### Entrance Hallway

### Lounge

11' 3" x 22' 2" ( 3.43m x 6.76m )

### Dining Room

11' x 11' 4" ( 3.35m x 3.45m )

### Kitchen/Breakfast Area

11' 1" x 19' 1" ( 3.38m x 5.82m )

### Utility Room

5' 7" x 7' 2" ( 1.70m x 2.18m )

### Bedroom 4

9' 1" x 11' ( 2.77m x 3.35m )

### First Floor

### Bedroom 1

11' 4" x 12' 8" ( 3.45m x 3.86m )

### En-Suite

### Bedroom 2

11' 3" x 13' 6" ( 3.43m x 4.11m )

### Bedroom 3

10' 9" x 11' 4" ( 3.28m x 3.45m )

### Bathroom

5' 6" x 7' 4" ( 1.68m x 2.24m )

### Agents Note

There are existing Rights of Ways at the property, please enquire with the branch for further details.

### Agents Note



We have been unable to verify if planning permission or building regulation certification has been provided for the previous works undertaken to the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01233 622206**  
**E ashford@connells.co.uk**

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 ASHFORD TN24 8SF

Property Ref: ASH408216 - 0003

Tenure: Freehold EPC Rating: C

Council Tax Band: E

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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