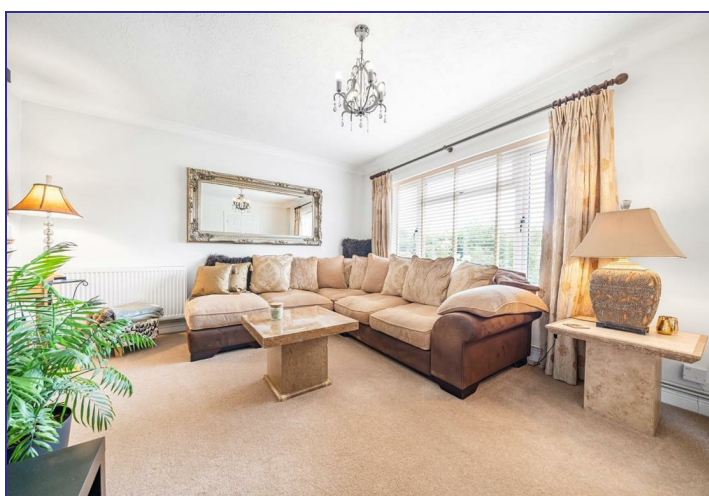


13 Tritton Fields, Kennington, Ashford, TN24 9HG
Offers In Excess Of £380,000

**GOULD
HARRISON**

Well presented three bedroom semi detached house with 135ft rear garden, in quiet road in Old Kennington, about one and a half miles from Ashford town centre and mainline station.

Traditionally constructed in the late 1950's by Headleys, a well respected local builder.



Open recessed Porch

With double glazed Front Door to:

Hallway

With oak flooring, staircase to first floor with open recess under and storage cupboard.

Lounge 13'6 x 12'7 (4.11m x 3.84m)

Window to front.

Kitchen/Diner 16'6 x 9'7 (5.03m x 2.92m)

Oak flooring, comprehensive range of worktops with drawers and cupboards under, wall cupboards, ROK

double bowl sink unit, stainless steel extractor chimney, space and plumbing for appliances, wall mounted gas combination boiler, UPVC double glazed casement doors to rear terrace and garden.

Rear Lobby

Double glazed door to side.

Cloakroom

Ceramic tiled walls and floor, white low level WC.

First Floor:

Landing

Built in cupboard.

Bedroom One 11'2 x 10'9 (3.40m x 3.28m)

Window to front, built in wardrobe cupboard and recessed double wardrobe cupboard.

Bedroom Two 13'2 x 9'4 (4.01m x 2.84m)

Window to rear, built in mirror fronted wardrobe cupboard.

Bedroom Three 8'5 x 7'8 (2.57m x 2.34m)

Window to front.

Bathroom

Natural Limestone tiled floor with under floor heating, white roll top bath with classical features, pedestal wash hand basin and low level WC.

Outside

Driveway and hard standing to the front with gates leading to rear and to garage.

The rear garden is nicely enclosed with fence, trees, shrubs and lawn being approximately 135ft long and with an Indian sandstone paved terrace, summer house with light and power.

Detached Brick Garage

With electric light and power.

Tenure

Freehold.

Services

All main services are connected.

Council Tax

Ashford Borough Council Band: D.

