



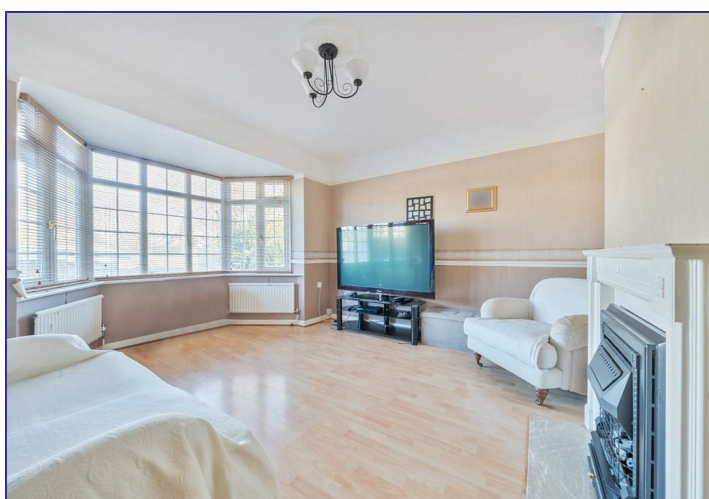
163 Canterbury Road, Kennington, Ashford, TN24 9QB

Price £685,000

**GOULD  
HARRISON**

A spacious detached family home within easy reach of Ashford town centre, mainline train station and several popular schools of good standing. The extensive accommodation comprises an entrance hall, cloakroom, sitting room, snug, family room, study, office, conservatory, kitchen/breakfast room and utility.

To the first floor are five bedrooms, en suite and family bathroom, all presented in good order. The generous rear garden enjoys a sunny aspect and backs on playing fields with the property also benefitting from gas central heating, double glazing, garage and gated driveway.



**Double glazed UPVC Casement Door**

Through to:

**Entrance Hall**

Radiator, stairs to first floor, two separate cupboards.

**Downstairs Cloakroom**

Low level WC, wash basin inset vanity unit with chrome mixer tap and drawers beneath, downlighters, heated ladder style radiator, extractor fan.

**Family Room 14'11 into bay x 12'11 (4.55m into bay x 3.94m)**

Double glazed bay window to front, radiator, coved ceiling with feature ceiling rose, picture rail and dado rail, feature fireplace housing electric fire with ornate surround, TV aerial and telephone points.

**Dining Area 8'4 x 12'1 & 6'1 x 7'3 (2.54m x 3.68m & 1.85m x 2.21m)**

Breakfast bar, radiator, downlighters.

**Kitchen 13'3 x 10'4 (4.04m x 3.15m)**

Neff induction hob with extractor hood and lighting above, high gloss finish to the cupboards and drawers, double eye level electric oven, 1 1/2 bowl sink with mixer tap and drainer unit, deep set pan drawers, integrated dishwasher and fridge, space for American style fridge/freezer, Velux window, downlighters, granite worktops, casement door through to:

**Utility Room 10'4 x 5'1 (3.15m x 1.55m)**

Double glazed casement door to rear, plumbing and space for white goods, extractor fan, door through to garage.

**Conservatory**

Double glazed with French doors opening to rear.

**Sitting Room 17'7 x 13'10 (5.36m x 4.22m)**

Double glazed patio door opening to the rear, feature fireplace with marble hearth and pine surround housing gas fire, TV aerial point, coved ceiling, downlighters.

**Snug 11'6 x 5'7 (3.51m x 1.70m)**

Double glazed window to rear, radiator.

**Study 12'1 x 10'11 (3.68m x 3.33m)**

Double glazed window to side, coved ceiling with ceiling rose.

**Office 13'10 into bay x 7'2 (4.22m into bay x 2.18m)**

Double glazed bay window to front.

**First Floor:**

**Landing**

Loft access, radiator, picture rail, coved ceiling, airing cupboard housing the gas boiler, doors to:

**Bedroom One 14'3 x 14'0 (4.34m x 4.27m)**

Double glazed double aspect, coved ceiling with ceiling rose, radiator, door to:

**En Suite Shower Room/WC**

Raised shower cubicle with sliding glazed screen and tiled surround housing mains shower, low level WC, pedestal hand basin with chrome mixer tap, double glazed window to side, accessible from the bedroom and landing.

**Bedroom Two 12'2 x 10'11 (3.71m x 3.33m)**

Two double glazed casement windows to side, radiator.

**Bedroom Three 16'3 x 10'8 into bay (4.95m x 3.25m into bay )**

Double glazed bay window to front, radiator.

**Bedroom Four 12'0 x 11'5 (3.66m x 3.48m)**

Double glazed window to front, radiator, built in wardrobe.

**Bedroom Five 9'6 x 8'5 (2.90m x 2.57m)**

Double glazed window to rear, radiator, built in wardrobe.

**Bathroom/WC 11'4 x 5'6 (3.45m x 1.68m)**

Modern white four piece suite comprising panelled bath, raised shower cubicle housing mains shower with glazed screen, tiled wall finish, low level WC, pedestal hand basin, frosted double glazed window to rear, chrome heated towel rail, extractor fan.

**Rear Garden**

Backing onto playing fields. a generous outside space with a large terraced patio seating area, ideal for entertaining with mature flowers, shrubs and trees bordering, panel enclosed fencing, outside cold water tap and lighting, side gated access.

**Garage & Driveway 27'0 x 10'4 (8.23m x 3.15m)**

Gated access to a block paved driveway providing off road parking for several vehicles, leading to an attached garage with up an over door, power, lighting, personal door to utility.

**Tenure**

Freehold.

**Services**

All main services are connected.

Solar panels are installed which provide electricity for the current and a regular return.

**Council Tax**

Ashford Borough Council Band: F.

