



28 Friesian Way, Kennington, Ashford, TN24 9LE

Price £425,000

GOULD  
HARRISON

Attractive four bedroom detached house with well planned accommodation and private rear garden, situated in quiet cul de sac comprising entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, four bedrooms, en suite shower room and family bathroom.  
No Chain.



#### Overhang Porch

With double glazed panelled Front Door to:

#### Hallway

Staircase to first floor with cupboard under.

#### Cloakroom

Low level WC and wash hand basin.

#### Lounge 11'8 x 11'1 (3.56m x 3.38m)

Window to front, feature fireplace with classical surround, casement doors to:

#### Dining Room 11'8 x 9'3 (3.56m x 2.82m)

UPVC double glazed casement doors to rear terrace and garden.

#### Kitchen/Breakfast Room 13'9 x 9'0 (4.19m x 2.74m)

Stainless steel sink unit, range of worktops with wood fronted drawers and cupboards under, wall cupboards, four ring gas hob with extractor above and low level oven, space and plumbing for appliances, cupboard housing Potterton gas boiler for central heating and domestic hot water, UPVC double glazed door to side.

#### First Floor:

#### Landing

Access to loft space with fitted loft ladder, airing cupboard.

#### Bedroom One 12'1 x 11'2 (3.68m x 3.40m)

Recessed double wardrobe cupboard, door to:

#### En Suite Shower Room

Frosted window to side, shower cubicle with glazed screen, low level WC and wash hand basin.

#### Bedroom Two 12'1 x 9'4 (3.68m x 2.84m)

Window to rear.

#### Bedroom Three 8'11 x 6'9 (2.72m x 2.06m)

Window to front.

#### Bedroom Four 8'11 x 6'6 (2.72m x 1.98m)

Window to rear.

#### Bathroom

Walk in bath, wash hand basin and low level WC, frosted window to side.

#### Outside

The rear garden is nicely enclosed with paved terrace and lawn. Timber garden shed.

Tarmac driveway with parking for two to three cars, leading to:

#### Attached Brick Garage

With up and over door and personal door to rear garden.

#### Services

All main services are connected.

#### Tenure

Freehold.

#### Council Tax

Ashford Borough Council Band: E.

