



36 Vincent Place, Kennington, Ashford, TN24 9QZ
Offers In Excess Of £375,000

**GOULD
HARRISON**

Attractive extended three bedroom detached house with private cottage style wildlife garden.
Traditionally constructed in 2002, the house has been extended on the ground floor providing useful living accommodation, the garage has been converted to storage and workshop.



Overhang Porch

With UPVC double glazed Front Door to:

Hallway

Stairs to first floor and door to:

Cloakroom

White low level WC and wash hand basin with cupboard under, local wall tiling.

Lounge 14'7 x 13'4 (4.45m x 4.06m)

Bay window to front.

L Shaped Kitchen/Dining Room 19'9 x 16'6 max (6.02m x 5.03m max)

Porcelain sink unit, range of wood effect worktops with drawers and cupboards under, wall cupboards, four ring gas hob with stainless steel extractor chimney above, low level oven, cupboard housing gas boiler for central heating and domestic hot water, space and plumbing for appliances, tiled floor, under stairs storage cupboard, double glazed door to rear garden.

First Floor:

Landing

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

Bedroom One 11'8 x 7'8 (3.56m x 2.34m)

Originally with an en suite shower room has been converted into a walk in wardrobe and storage, plumbing is still in place to easily convert back.

Bedroom Two 9'6 x 9'3 (2.90m x 2.82m)

Window to rear.

Bedroom Three 9'3 x 6'5 (2.82m x 1.96m)

Window to front.

Shower Room

With large glass fronted shower cubicle, white porcelain wash hand basin with cupboard under, low level WC, chrome towel radiator, local wall tiling.

Outside

The front garden is lawned with side access to the nicely enclosed rear garden with canopy covering the patio area with lawn, borders and shrubs.

Storeroom & Workshop 8'10 x 8'4 & 8'9 x 8'4 (2.69m x 2.54m & 2.67m x 2.54m)

Formerly the Garage, in a block of two, with parking space.

Services

All main services are connected.

Tenure

Freehold.

Council Tax

Ashford Borough Council Band: D.

