



40 Freathy Lane, Kennington, Ashford, TN25 4QR  
Offers In Excess Of £635,000

GOULD  
HARRISON

A spacious detached family home in the popular Kennington area within easy reach of local schools, shops and transport links. The well appointed accommodation comprises an inviting entrance hall, sitting room, dining room, kitchen/breakfast room, utility, cloakroom and study. To the first floor are five bedrooms, en suite and family bathroom/WC. The property also enjoys a double garage with driveway, gas central heating, double glazing and is well presented throughout.



#### Entrance Hall

Inviting space with stairs to first floor and cupboard under, radiator, doors to:

#### Kitchen/Breakfast Room 14'9 x 12'1 (4.50m x 3.68m)

Double aspect double glazed windows, Generous range of fitted wall and base units with integrated double electric oven, four ring gas hob with stainless steel surround and extractor over, stainless steel 1 1/2 bowl sink with mixer tap and drainer unit, localised tiling, integrated dishwasher, tiled flooring, coved ceiling and downlighters, radiator.

#### Dining Room 11'6 x 10'8 (3.51m x 3.25m)

Double glazed window to side, radiator.

#### Sitting Room 19'8 x 14'6 (5.99m x 4.42m)

Double glazed French doors and window opening on to the rear

garden, radiator, television aerial point. feature fireplace with classical surround.

#### Study 9'6 x 8'9 (2.90m x 2.67m)

Double glazed window to front, radiator.

#### Cloakroom

Low level WC, wall mounted hand basin with localised tiling, radiator.

#### Utility Room 6'3 x 5'4 (1.91m x 1.63m)

Casement door to side, fitted wall and base units, plumbing and space for washing machine, wall mounted gas boiler.

#### First Floor:

#### Spacious Landing

Doors to:

#### Bedroom One 11'6 x 10'8 (3.51m x 3.25m)

Double glazed window to front, radiator, television aerial point, coved ceiling.

#### En Suite Shower Room

White suite comprising a raised shower cubicle housing mains shower with bi folding glazed screen, low level WC, pedestal hand basin, extractor fan, radiator, mainly tiled wall finish, frosted double glazed window to front.

#### Bedroom Two 11'11 x 11'5 (3.63m x 3.48m)

Double glazed window to rear, built in wardrobes.

#### Bedroom Three 10'11 x 8'7 (3.33m x 2.62m)

Double glazed window to front, radiator, storage cupboard.

#### Bedroom Four 10'7 x 10'4 (3.23m x 3.15m)

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

#### Bedroom Five 8'10 x 8'8 (2.69m x 2.64m)

Double glazed window to rear, radiator.

#### Family Bathroom/WC

Modern four piece suite comprising a panelled bath with mixer tap and shower attachment, separate raised shower cubicle housing mains shower with bi folding glazed screen, low level WC, pedestal hand basin, extractor fan, radiator, mainly tiled wall finish, frosted double glazed window to side.

#### Rear Garden

A terrace outside space with decked area and separate paved patio seating area, raised lawn, outside lighting, cold water tap, mainly walled surround with side gated access.

#### Double Garage 18'2 x 17'10 (5.54m x 5.44m)

Twin up and over doors, personal door to rear garden.

#### Tenure

Freehold.

#### Services

All mains services connected.

#### Council Tax

Ashford Borough Council Tax Band: F.

