



16 The Street, Kennington, Ashford, TN24 9HB
Offers In Excess Of £410,000

**GOULD
HARRISON**

A most attractive semi detached home in the popular location of "Old Kennington".

The accommodation on offer comprises an entrance hall, sitting room with Inglenook fireplace, dining room, kitchen/breakfast room, three bedrooms and bathroom/WC.

A detached garage incorporates the annexe accommodation of two bedrooms and two shower rooms. To the rear is a generous garden whilst the property also offers off road parking, a wealth of exposed timbers and is offered for sale with no onward chain.



Wooden Casement Door

Through to:

Entrance Hall

Quarry tile flooring, radiator, stairs to first floor with cupboard beneath, exposed timbers throughout.

Dining Room 9'4 x 8'7 (2.84m x 2.62m)

Secondary glazed window to front, radiator, exposed timbers.

Sitting Room 17'2 x 9'6 (5.23m x 2.90m)

Parquet flooring, secondary glazed window to front, inglenook fireplace housing wood burning stove, radiator.

Kitchen/Breakfast Room 18'10 x 7'0 (5.74m x 2.13m)

Single glazed window to side, updated fitted units, 1 1/2 bowl sink

with mixer tap and drainer area, glass fronted display cabinets, plumbing and space for white goods, radiator, tiled flooring, breakfast bar, casement door to rear. Vaillant gas fired boiler.

First Floor:

Landing

Doors to:

Bedroom One 17'10 x 9'10 (5.44m x 3.00m)

Radiator, secondary glazed window to front, inglenook fireplace.

Bedroom Two 9'4 x 8'10 (2.84m x 2.69m)

Secondary glazed window to front, stripped wooden floor boards, exposed timbers, radiator, access to stairs.

Bathroom

Obscure single glazed casement window to side, low level WC,

pedestal hand basin, panelled bath with mains shower attachment and chrome mixer tap, heated towel rail, cupboard housing the immersion tank.

Second Floor:

Bedroom Three 17'9 x 10'6 (5.41m x 3.20m)

Velux window to rear, built in cupboards, radiator.

DETACHED ANNEXE:

Entrance Hall 5'6 x 7'6 (1.68m x 2.29m)

Casement door leading to stairs to first floor, double glazed window, door to:

Bedroom/Office Space 7'3 max x 11'7 (2.21m max x 3.53m)

Wall mounted electric heater, window to rear.

Shower Room/WC 6'11 x 7'6 (2.11m x 2.29m)

Raised shower cubicle housing electric shower, low level WC, plumbing and space for white goods, pedestal hand basin with localised tiling, wall mounted electric convactor heater, tiled floor covering, double glazed window to side.

First Floor:

Bedroom 12'9 x 15'3 (3.89m x 4.65m)

Two Velux windows, under eaves storage, door to:

En Suite Shower Room/WC

Window to front, raised shower cubicle housing mains shower, low level WC, pedestal hand basin with chrome mixer tap, extractor fan,

Rear Garden

A wonderful outside space enjoying a tranquil feel, expansive lawn and secluded patio seating area, mature flowers, shrubs and trees, water feature, outside lighting and cold water tap, shed and greenhouse.

Garage & Driveway

Providing off street parking leading to a single garage with up and over door.

Tenure

Freehold.

Services

All main services are connected.

Council Tax

Ashford Borough Council Band: E.

