



2 Midsummer Hill, Kennington, Ashford, TN24 9NL

Price £799,950

GOULD  
HARRISON

Spacious extended detached house in small cul de sac comprising five double bedrooms, two en suite bathrooms, family bathroom and shower room, four reception rooms, study, in and out driveway, garage and secluded rear garden.  
In sought after area of Kennington, off Tudor Road and within walking distance of the Co Op store. Ashford town and mainline station are less than two miles away.



**Panelled Front Door to:**

**Hallway**

With staircase to first floor.

**Living Room 20'4 x 14'5 (6.20m x 4.39m)**

Open brick fireplace, oak woodblock flooring, casement doors through to:

**Family Room 20'4 x 8'6 (6.20m x 2.59m)**

UPVC double glazed casement doors to rear garden and door to conservatory, ceramic tiled floor.

**Dining Room 18'4 x 12'2 (5.59m x 3.71m)**

Window to front.

**Conservatory 18'4 x 6'11 (5.59m x 2.11m)**

Ceramic tiled floor, UPVC double glazed casement doors to garden.

**Utility Room 7'10 x 5'3 (2.39m x 1.60m)**

Butlers sink, solid oak work surface with cupboards under, space and plumbing for washing machine, ceramic tiled floor and walls, door to:

**Cloakroom**

White pedestal wash hand basin and low level WC, ceramic tiled floor and walls, window to side.

**Kitchen 20'8 x 10'6 (6.30m x 3.20m)**

Double aspect with UPVC double glazed door to side, 1 1/2 bowl sink unit, comprehensive range of worktops with drawers and cupboards, wall cupboards, plumbing for dishwasher, Rangemaster oven with extractor above.

**Ground Floor Bedroom/Reception Room 12'2 x 9'10 (3.71m x 3.00m)**

Bay window to front.

**First Floor:**

**Landing**

Airing cupboard with Worcester gas boiler for central heating and domestic hot water, access to loft space.

**Bedroom One 18'1 x 12'2 (5.51m x 3.71m)**

Window to front, wood flooring, open through to:

**Dressing Room 12'2 x 5'3 (3.71m x 1.60m)**

Range of built in wardrobe cupboards, window to rear.

**En Suite Bathroom 12'6 x 8'2 (3.81m x 2.49m)**

Tiled walls and floor, large jacuzzi bath, glass fronted shower cubicle, twin pedestal wash hand basins and low level WC.

**Bedroom Two 12'10 x 8'2 (3.91m x 2.49m)**

Window to rear, door to:

**En Suite Shower Room**

Window to rear, raised shower cubicle with glazed screen, pedestal wash hand basin and low level WC, tiled walls and floor.

**Bedroom Three 12'10 x 9'10 (3.91m x 3.00m)**

Bay window to front.

**Bedroom Four 11'2 x 8'10 (3.40m x 2.69m)**

Window to front.

**Study 10'10 x 7'10 (3.30m x 2.39m)**

Window to front.

**Family Bathroom 7'3 x 5'7 (2.21m x 1.70m)**

Window to side, white panelled bath, fully tiled walls, pedestal wash hand basin and low level WC.

**Family Shower Room 9'2 x 6'7 (2.79m x 2.01m)**

Window to side, large glass fronted shower cubicle, pedestal wash hand basin and low level WC, ceramic wall tiling.

**Outside**

The rear garden is nicely enclosed and a good size, with Summerhouse. In and out brick driveway leading to:

**Detached Brick Garage**

With electric light and power.

**Services**

All main services are connected.

**Tenure**

Freehold.

**Council Tax**

Ashford Borough Council Band: E.

