



6 Larch Walk, Kennington, Ashford, TN24 9BW

Price £379,950

GOULD  
HARRISON

A spacious link detached home in a popular, peaceful residential setting within easy reach of local schools and transport links. Pleasantly appointed the accommodation comprises an entrance hall, cloakroom, sitting/dining room, kitchen, three bedrooms and bathroom/WC.

The rear garden enjoys a delightfully secluded feel with the property also benefitting from gas central heating, double glazing, garage & driveway.



#### Double glazed UPVC Casement Door

Through to:

#### Entrance Porch

Tiled floor covering, radiator with ornate covering, glazed casement door through to:

#### Hall

Radiator with ornate covering, stairs to first floor, cupboard under housing the consumer unit, cupboard housing gas fired boiler, casement door to:

#### Sitting/Dining Room 24'11 x 11'10 (7.59m x 3.61m)

Narrowing at dining room end to 9'1 (2.77m).

Serving hatch from kitchen, double glazed french doors

opening to the rear garden, TV aerial and telephone points, coved ceiling.

#### Kitchen 8'4 x 9'3 (2.54m x 2.82m)

Solid wooden fitted kitchen with 1 1/2 bowl ceramic sink with mixer tap and drainer unit, localised tiling, glass fronted display cabinets, four ring gas ceramic hob with extractor hood and lighting above, eye level electric oven and grill, space for microwave, fridge, double glazed UPVC casement door to side.

#### Downstairs Cloakroom

Low level WC, tiled wall finish, double glazed window to front, wall mounted hand basin, tiled floor,

#### First Floor:

#### Landing

Double glazed window to side, airing cupboard housing the immersion tank, doors to:

#### Bedroom One 12'2 x 10'5 (14'4 into recess) (3.71m x 3.18m (4.37m into recess))

Double glazed window to front, coved ceiling.

#### Bedroom Two 10'10 x 10'1 plus door recess (3.30m x 3.07m plus door recess)

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

#### Bedroom Three 7'4 x 9'0 (2.24m x 2.74m)

Double glazed window to front, radiator, laminate floor covering.

#### Bathroom

Modern white suite comprising panelled bath with mixer tap, separate digital mains shower over, tiled walls, low level WC, wall mounted hand basin with drawers under, chrome mixer tap, chrome heated towel rail, under floor heating.

#### Rear Garden

Sunny aspect and very nicely enclosed with herbaceous borders, part panel enclosed fencing, mainly laid to lawn with paved patio seating area, outside cold water tap, lighting, personal door to garage.

#### Garage & Driveway

Double glazed personal door to rear, electrically operated roller door, plumbing and space for the washing machine and tumble dryer.

Block paved driveway providing off road parking for several cars.

#### Tenure

Freehold.

Solar Panels - (Owned) Will be transferred to the new owners.

#### Services

All main services are connected.

#### Council Tax

Ashford Borough Council Band: D.

