



85 Rylands Road, Kennington, Ashford, TN24 9LR

Price £379,950

GOULD
HARRISON

An attractive three bedroom semi detached house extended on the ground floor, offering well planned accommodation comprising entrance porch and hallway, lounge, dining room, kitchen, rear lobby, utility room, cloakroom, three bedrooms and family bathroom. Double length garage and lovely rear garden. Overlooking playing field to the front.

No Chain.



Panelled Front Door to:

Entrance Porch

Entrance Hall

Stairs to first floor, doors to:

Lounge 13'2 x 11'5 extending to 12'8 (4.01m x 3.48m extending to 3.86m)

With traditional fireplace, window to front and casement door to:

Dining Room 19'6 x 10'5 (5.94m x 3.18m)

UPVC double glazed door to garden.

Kitchen 11'2 x 10'4 (3.40m x 3.15m)

Ceramic tiled floor, stainless steel sink unit, range of oak fronted kitchen units comprising drawers and cupboards beneath worktops, Potterton gas boiler for central heating and domestic hot water.

Rear Lobby

Ceramic tiled floor.

Utility Room 8'0 x 5'0 (2.44m x 1.52m)

Ceramic tiled floor, space and plumbing for appliances, UPVC double glazed door to garden.

Cloakroom

White low level WC and wash hand basin.

First Floor:

Landing

Airing cupboard and access to loft space.

Bedroom One 11'3 x 10'10 (3.43m x 3.30m)

Recessed double wardrobe cupboard.

Bedroom Two 12'7 x 9'5 (3.84m x 2.87m)

Recessed double wardrobe cupboard.

Bedroom Three 8'4 x 7'9 (2.54m x 2.36m)

Bathroom

Coloured suite comprising panelled bath, wash hand basin and low level WC with fully tiled walls.

Outside

The rear garden has a paved terrace, lawn and borders, greenhouse, timber garden shed.

Brick paved driveway with lawned front garden leading to:

Double length brick Garage 34'6 x 8'2 (10.52m x 2.49m)

With electric light and power.

Tenure

Freehold.

Services

All main services are connected.

Council Tax

Ashford Borough Council Band: C.

