



212 Canterbury Road, Kennington, Ashford, TN24 9QL

Price £775,000

GOULD  
HARRISON

A stunning detached family home in the popular Kennington area, thoughtfully extended and improved by the current owners to the highest of standards. The inviting hallway leads to spacious accommodation comprising a most impressive kitchen/living space, sitting room with wood burner, family room, cloakroom and utility. To the first floor are four well proportioned bedrooms with luxury en suite and family bathroom/WC.

The generous and attractive rear garden backs on to allotments with a useful outbuilding/home office and the property also benefitting from gas central heating via radiators and under floor, double glazing driveway providing plenty of off road parking.

NO ONWARD CHAIN



#### Location

212 Canterbury Road can be found around 1 mile to the north of Ashford town centre in the popular Kennington area and falls in to the catchment of several schools of good standing. Local shops and transport links are easily accessible as are many lovely countryside walks.

#### Entrance Hall

Downlighters, stairs to first floor, attractive contemporary Crittall style feature glazed window opening through to the dining area and to:

#### Downstairs Cloakroom

Low level WC, mainly tiled finish to walls and flooring, wall mounted wash basin with mixer tap, under floor heating, extractor fan.

#### Utility Room 9'9 x 8'0 (2.97m x 2.44m)

Double glazed casement door to side, quartz worktops, Belfast sink with brass mixer tap, built in storage cupboards, downlighters, extractor fan,

plumbing and space for washing machine and dishwasher, cupboard housing the Gloworm gas fired boiler.

#### Sitting Room 14'10 x 11'10 (4.52m x 3.61m)

Double glazed bay window to front with fitted blinds, radiator, picture rail, fireplace housing wood burning stove.

#### Family Room/Study 11'11 x 14'8 (3.63m x 4.47m)

Double glazed bay window to front with fitted blinds, radiator, picture rail.

#### Kitchen/Living Room 29'0 x 13'9 (8.84m x 4.19m )

Bi-Folding doors spanning most of the rear elevation which really help to connect this impressive space with the beautiful garden with large roof lanterns for even more light. A hi specification "Collins" bespoke fitted kitchen with a generous range of contemporary units beneath a Quartz worktop, "Fisher & Paykel" six ring range with dual oven. Belfast sink, breakfast bar, wine fridge, space for American style fridge freezer and Neff dishwasher.

#### Dining Room 12'10 x 9'10 (3.91m x 3.00m)

Double glazed window to side.

#### First Floor:

#### Attractive Galleried Landing

Downlighters, window to rear, doors to:

#### Bedroom One 12'6 x 10'4 (plus wardrobes) (3.81m x 3.15m (plus wardrobes))

Double glazed sash windows opening to rear, built in wardrobes, radiator, door to:

#### En Suite Shower Room 7'1 x 5'11 (2.16m x 1.80m)

Fitted "Burlington" suite with walk in shower cubicle housing mains shower, wash basin inset vanity unit with storage beneath, low level WC, frosted casement window to side, extractor fan, under floor heating.

#### Bedroom Two 12'6 x 9'4 (3.81m x 2.84m)

Double glazed window to front, radiator, built in wardrobes across the side elevation.

#### Bedroom Three 9'5 x 12'5 + door recess (2.87m x 3.78m + door recess)

Double glazed sash windows opening to the rear, radiator.

#### Bedroom Four 11'2 x 6'10 (3.40m x 2.08m )

Double glazed to rear, radiator.

#### Family Bathroom/WC

A luxury "Burlington" suite of a roll top bath with mixer tap and shower attachment, wash basin set in a vanity with marble surround and storage beneath, low level WC, frosted window to side, extractor fan.

#### Rear Garden 15'5" x 8'10" (4.7 x 2.7)

A well maintained outside space with a large paved terrace and expansive lawn stretching to around 100ft, backing on to allotments with mature flowers, shrubs and trees, outside lighting, cold water tap, side gated access and established border fencing.

A useful detached outbuilding currently used as a home office with power and lighting measures around 4.7m x 2.7m (15'5 x 8'10).

#### Tenure

Freehold.

#### Services

All main services are connected.

#### Council Tax

Ashford Borough Council Band: F.

