



27 Freathy Lane, Kennington, Ashford, TN25 4QP
Price £620,000

**GOULD
HARRISON**

Spacious four double bedroom detached house with four reception rooms, offered Chain Free with Double garage, oak flooring, solar panels, excellent condition throughout.

Situated in the popular Freathy Lane area of Kennington, close to schools, bus-routes, supermarkets and restaurants. Convenient for Junction 9 of the M20, about two miles from Ashford International Railway Station and 3.5 miles from William Harvey Hospital.



Overhung Porch

With panelled double glazed Door to:

Entrance Hall

Staircase to first floor with cupboard under.

Downstairs Cloakroom

White low level WC and wash hand basin.

Lounge 17'9 x 12'1 (5.41m x 3.68m)

Bay window to front, fitted gas fire with marble back and hearth and classical surround.

Dining Room 11'2 x 10'4 (3.40m x 3.15m)

Double glazed doors to:

Garden Room 15'10 x 8'2 (4.83m x 2.49m)

With slate flooring, wood burning stove and UPVC doors to garden.

Family Room 12'11 x 9'8 (3.94m x 2.95m)

Double aspect, casement doors to garden.

Kitchen 16'8 x 11'4 (5.08m x 3.45m)

Ceramic tiled floor, butlers sink solid quartz worktops with drawers and cupboards, wall cupboards, gas hob with extractor hood and lighting above, eye level double oven, wine cooler, integrated dishwasher, space for fridge and freezer, door to:

Utility Room 8'3 x 6'1 (2.51m x 1.85m)

Ceramic tiled floor, deep glazed butlers sink, fitted Bosch washer dryer, Worcester gas boiler for central heating and domestic hot water, casement door to side.

First Floor:

Landing

Large airing cupboard, access to partly boarded loft space.

Bedroom One 14'9 x 12'3 (4.50m x 3.73m)

Bay window to front, two recessed double wardrobe cupboards, door to:

En Suite Shower Room

Fully tiled with glass fronted shower cubicle, wash hand basin, shaver point, low level WC, bow fronted white heated towel radiator.

Bedroom Two 10'7 x 10'6 (3.23m x 3.20m)

Window to rear, recessed double wardrobe cupboard.

Bedroom Three 13'0 x 8'5 (3.96m x 2.57m)

Window to front.

Bedroom Four 11'5 x 8'5 (3.48m x 2.57m)

Window to rear.

Bathroom

Fully tiled with white panelled bath, pedestal wash hand basin, glass fronted shower cubicle, low level WC, bow fronted white heated towel radiator.

Outside

Paved terrace to rear with lawn and borders, timber garden shed 12'0 (3.66m) x 8.0 (2.44m) and aluminium greenhouse 8'0 (2.44m) x 6'0 (1.83m) with power and water connected.

Brick paved driveway to:

Double Garage 17'3 x 17'2 (5.26m x 5.23m)

With electric light and power.

Tenure

Freehold.

Services

All main services are connected.
Solar PV panels, rated at 4kw, earning both Generation and Export Feed-In tariff payments since 2015. Power Diverter to ensure that Solar PV surplus energy is used for heating hot water before exporting to the grid.

Council Tax

Ashford Borough Council Band: F.

