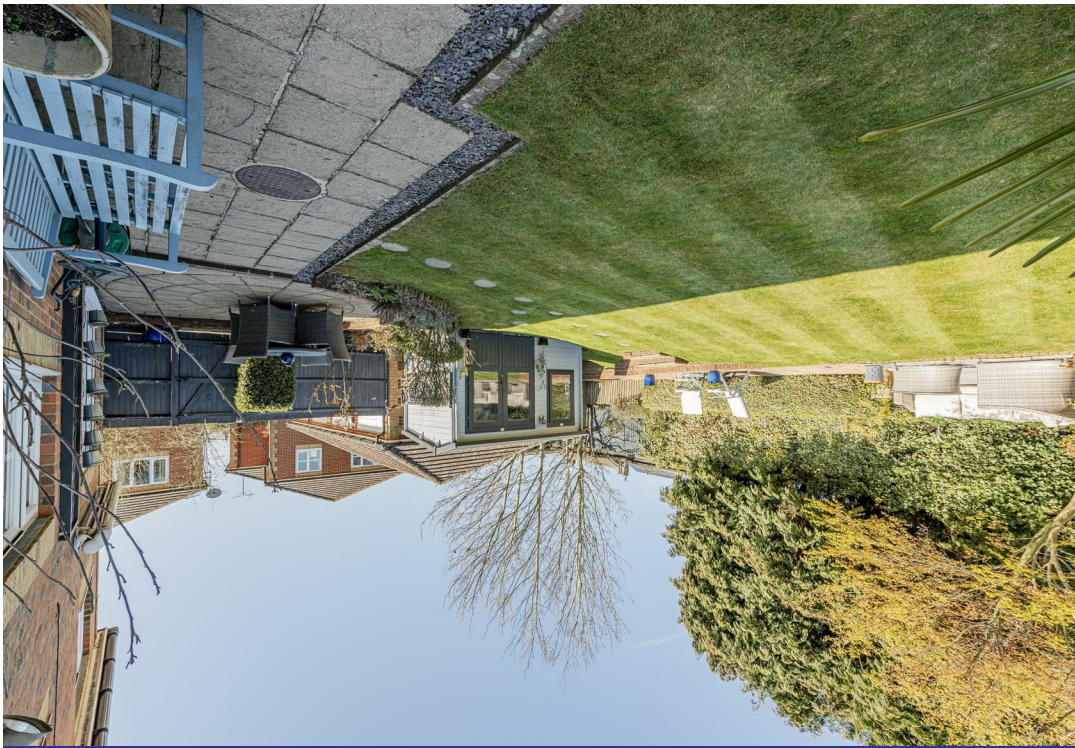




7 Garden Place, Kennington, Ashford, TN24 9DZ

**Guide Price £550,000**

**GOULD  
HARRISON**

A Beautifully Presented Four-Bedroom Detached Home in Kennington, Ashford.

Situated in a quiet cul-de-sac in the sought-after residential area of Old Kennington, this spacious detached home offers a flexible living space - ideal for families and professionals alike.

The home has been thoughtfully updated throughout, with a bright and spacious open-plan living and dining area that's perfect for everyday family life and entertaining, a modern kitchen with a separate utility room, a versatile ground-floor reception room, currently used as a gym, could also serve as a separate dining room, playroom, snug, or additional office space. A downstairs cloakroom and attached garage completes the ground floor.

Upstairs, there are four double bedrooms, including a master bedroom with en-suite and a family bathroom - both of which have been recently refurbished and fitted with digital showers.

Outside, a purpose-built garden office / summerhouse provides a dedicated workspace away from the main house, making working from home both comfortable and convenient. The enclosed private sunny garden features multiple seating areas, making the most of the sunlight throughout the day.



Location

Kennington is well-connected by both road and rail. Ashford town centre, the M20 motorway and International Train Station with regular high speed commuter trains to London are all within 2 miles. There are several well-regarded schools in the area, including Kennington CE Academy, Goat Lees Primary, Towers School & Sixth Form and Highworth Grammar School. Local amenities such as New Hayesbank doctors' surgery, a small shopping parade, a Co-op and bus stop are all within walking distance. At the nearby Ridge playing fields there are football pitches, tennis courts and a large newly refurbished play area. Access can be gained from Kennington to some lovely country walks and villages.

Entrance Hall

Stairs to first floor with cupboard under, Nest digital thermostat, radiator, doors to:

Downstairs Cloakroom

Double glazed window to front, low level WC, wash basin, radiator

Sitting/Dining Room 26'5 x 12'1 (8.05m x 3.68m)

Double aspect with patio doors opening to rear garden, fireplace with classical surround, solid oak flooring, radiator.

Dining Room/Family Room 15'8 x 8'2 (4.78m x 2.49m)

Double glazed window to front, radiator.

Kitchen 11'11 x 9'9 (3.63m x 2.97m)

Double glazed window to rear, fitted wall and base units and quartz worktops, deep Belfast sink with filter mixer tap, five ring gas hob with stainless steel surround, extractor hood and lighting above, low level double oven, integrated wine cooler, vertical radiator, through to:

Utility Room 8'4 x 6'9 (2.54m x 2.06m)

Double glazed window and casement door to rear, matching wall and base units, sink, plumbing and space for appliances, new gas boiler, door to Garage.

First Floor:

Spacious Landing

Double glazed window to side, airing cupboard, doors to:

Bedroom One 12'4 x 10'1 (3.76m x 3.07m)

Double glazed window to front, built in wardrobe cupboards, radiator, door to:

En Suite Shower Room

Raised shower cubicle with digital shower and monsoon head, tiled walls and glazed screen, low level WC, wash basin inset vanity unit with storage beneath, fitted wall cabinet, half tiled walls, extractor fan, heated towel rail.

Bedroom Two 12'0 x 10'0 (3.66m x 3.05m)

Double glazed window to rear, radiator.

Bedroom Three 9'6 x 9'0 (2.90m x 2.74m)

Double glazed window to front, radiator.

Bedroom Four 12'2 x 6'7 (3.71m x 2.01m)

Double glazed window to rear, radiator.

Family Bathroom

Double glazed window to side, panelled bath with digital shower over and glazed screen, low level WC, wash basin inset vanity unit, chrome heated towel radiator.

Integral Garage 18'11 x 9'1 (5.77m x 2.77m)

With up and over door, door to utility room.

Outside

The front garden is laid to lawn with mature tree and block paved driveway with space for three cars leading to Garage.

The nicely enclosed rear garden is laid to lawn with paved patio seating areas and timber garden shed.

Garden Office 10'9 x 7'6 (3.28m x 2.29m)

Double glazed and insulated, with electric light and power.

Tenure

Freehold.

Services

All main services are connected.

Council Tax

Ashford Borough Council Band: F.

