



160 Guernsey Way, Kennington, Ashford, TN24 9NA

Price £375,000

GOULD  
HARRISON



A pleasantly appointed detached house offered for sale with no onward chain.

This modern home comprises an entrance hall, utility/wc, kitchen/dining room, sitting room, three bedrooms, en suite and family bathroom/WC. To the rear is a generous, terraced garden with the property also benefitting from gas central heating, double glazing and detached garage with driveway.

Local schools and transport links are readily accessible along with many countryside walks.



### Composite Casement Door

Through to:

### Entrance Hall

Laminate flooring, stairs to first floor, coved ceiling, cloak cupboard housing the consumer unit, radiator.

### Ground Floor Utility/WC 6'10 x 6'2 (2.08m x 1.88m)

Low level WC, radiator, wall mounted hand basin with localised tiling, utility area with plumbing and space for white goods, frosted double glazed casement window to rear, extractor fan.

### Sitting Room 16'11 x 10'3 (5.16m x 3.12m)

Double aspect with double glazed french doors opening to the

rear and double glazed window to front, radiator, TV aerial point.

### Kitchen/Dining Room 12'5 x 17'6 (3.78m x 5.33m)

Generous range of fitted wall and base units, stainless steel 1 1/2 bowl sink with mixer tap and drainer unit, five ring gas hob with stainless steel surround, extractor hood and lighting above, eye level electric oven and grill, tiled flooring, radiator, telephone point, space for American style fridge/freezer.

### First Floor:

### Landing

Double glazed window to rear, loft access, cupboard housing the Potterton combi boiler, doors to:

### Bedroom One 10'0 x 11'10 (3.05m x 3.61m)

Double glazed window to front, radiator, coved ceiling, built in wardrobes, door to:

### En Suite Shower Room

Raised shower cubicle housing mains shower with tiled surround and glazed screen, low level WC, pedestal hand basin with mixer tap, double glazed window to rear, extractor fan.

### Bedroom Two 10'2 x 11'4 (3.10m x 3.45m)

Measurement includes the built in wardrobes. Double glazed window to rear, built in wardrobes, coved ceiling.

### Bedroom Three 10'5 x 6'7 (3.18m x 2.01m)

Double glazed window to front, radiator.

### Family Bathroom 7'10 x 9'0 (2.39m x 2.74m)

White four piece suite comprising panelled bath with mixer tap and shower attachment, low level WC, pedestal hand basin with chrome mixer tap and localised tiling, raised shower cubicle housing mains shower with tiled surround, electric shaver point, frosted double glazed window to front, extractor fan.

### Garden

Generous outside space which is mainly laid to lawn, paved patio seating area, panelled enclosed fencing, outside lighting, side gated access, personal door to garage.

### Garage 17'7 x 9'0 (5.36m x 2.74m)

Power & lighting, personal door to garden and window to rear.

### Tenure

Freehold.

### Services

All mains services connected.

### Council Tax

Ashford Borough Council Tax Band: E

