



18 Grasmere Road, Kennington, Ashford, TN24 9BE
Price £335,000

GOULD
HARRISON

A spacious semi detached house in the popular Kennington area, offered for sale with no onward chain. The property comprises a sitting room, kitchen, reception room/bedroom, wet room and three first floor bedrooms. The rear garden is notably generous whilst the property also offers gas central heating, double glazing, driveway and garage.



UPVC Casement Door

Through to:

Front Porch

Double glazed casement window opening to front, casement door to:

Sitting Room 18'2 x 10'2 (5.54m x 3.10m)

Double glazed window to front, radiator, feature fireplace

Inner Hallway

Kitchen 8'9 x 13'8 (2.67m x 4.17m)

Double aspect double glazed windows, dated fitted wall and base units, stainless steel sink, plumbing and pace for washing machine, space for oven, radiator, coved ceiling.

Wet Room 5'6 x 7'1 (1.68m x 2.16m)

Low level WC, electric shower, wall mounted hand basin, chrome heated towel rail, wall mounted convector heater, double glazed window to side, extractor fan, mainly tiled wall finish.

Reception Room/Bedroom 15'0 x 10'11 (4.57m x 3.33m)

Double glazed sliding patio doors opening to rear, airing cupboard housing immersion tank, coved ceiling, radiator.

Hallway 9'2 x 11'8 (2.79m x 3.56m)

Boiler, double glazed casement door opening to rear, stairs to first floor, under stairs storage cupboard.

First Floor:

Landing

Double glazed window to side, large storage cupboard going under the eaves.

Bedroom 14'2 x 12'6 (4.32m x 3.81m)

Double glazed window to front, radiator, built in wardrobes.

Bedroom 11'6 x 5'10 (3.51m x 1.78m)

Double glazed window to rear, radiator, eaves space housing the header tank, further storage.

Bedroom 8'9 x 7'10 (2.67m x 2.39m)

Double glazed window to rear.

Garage & Driveway

Driveway providing off road parking leading to a detached garage.

Tenure

Freehold.

Services

All main services are connected.

Council Tax

Ashford Borough Council Band: C

