

Conningbrook Avenue, Kennington, Ashford, TN24 9FA
Offers in region of £310,000



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DESCRIPTION

£300,000 - £325,000 Guide price. A well presented, mid terrace home located in the popular Conningbrook Lakes development. What's on offer? It's a spacious and well presented two bedroom terrace house which offers the fantastic opportunity to use this as a perfect starter home.

There's an entrance hall, a modern kitchen/breakfast room located at the front, offering fitted appliances found under stylish worksurfaces and contrasting gloss grey wall hung cabinetry with kickboard lighting, there is also a lovely window allowing this room to flood with natural light. Follow the hall round and you'll discover a large ground floor W/C, the essential of all modern homes these days. At the rear, is a spacious and comfortable reception room which also offers double patio doors that lead out into the well kept rear garden. The lounge has been tastefully decorated by the current owners with the bonus of a media wall with inset electric fire.

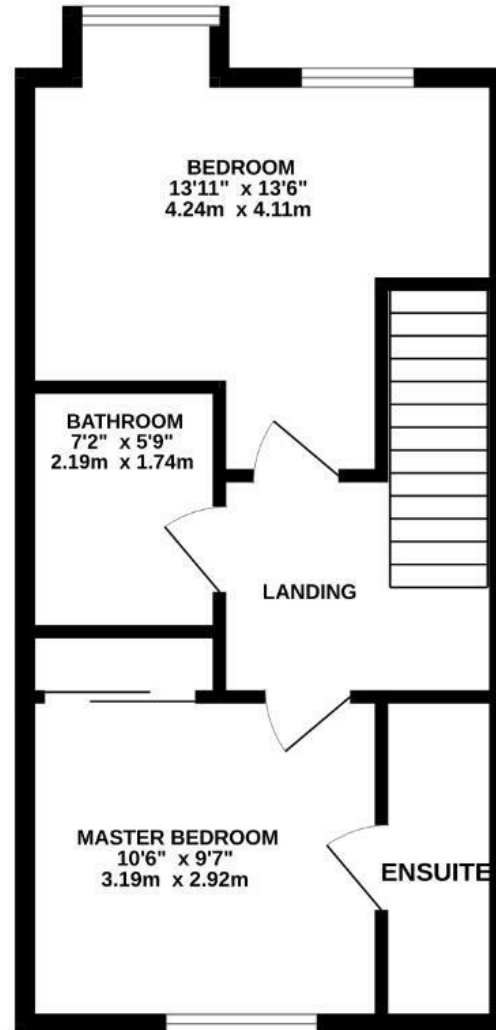
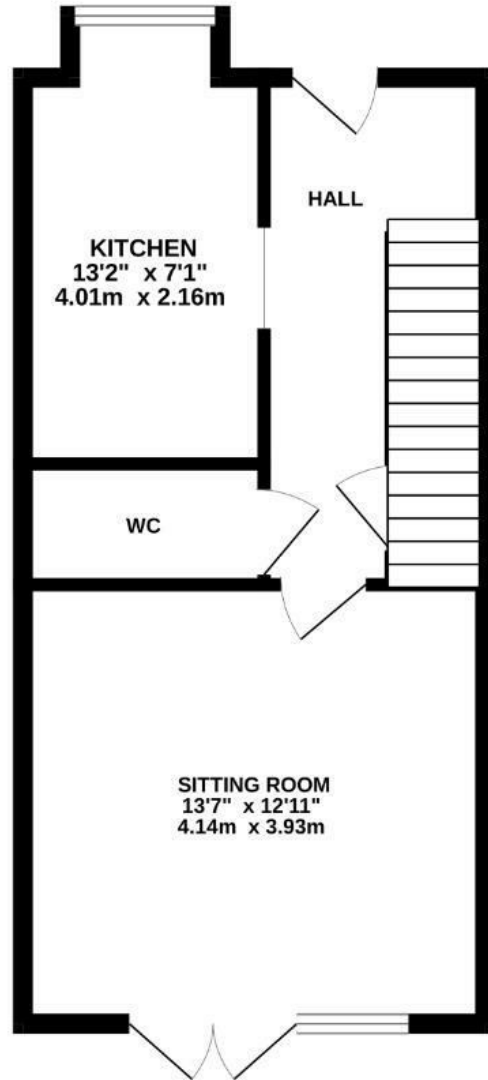
Climb the stairs and you'll discover two well proportioned double bedrooms, with the principle bedroom offering a walk in en-suite shower room as well as built in storage. The guest bedroom is a fantastic size, with handy alcove ideal for free standing furniture. The second bedroom is serviced by the homes well presented family bathroom which offers shower over bath, wash hand basin and W/C finished in a modern tile.

The homes rear garden is south west facing and benefits from a Patio area, small area that has been laid to lawn as well as rear access to the unrestricted parking as well as a handy shed/storage area. To lawn area and a wooden shed. To the front of the home, there are also visitor bays near by.

Conningbrook Lakes lies within Conningbrook Country Park featuring lakes, ponds, woodland and grassland. The peaceful lakeside location offers a tranquil lifestyle on the edge of Ashford, with high speed links to London for commuters.

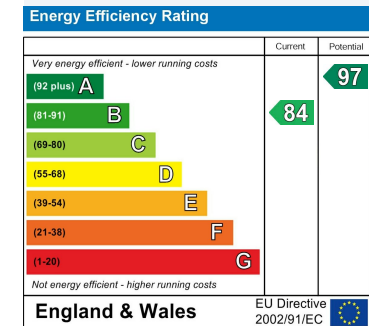
- Well presented 2 bedroom mid terrace home
- Situated in the idyllic Conningbrook Lakes development
- Unrestricted residents parking to rear and visitor bays to the front of the home
- Spacious reception room with media wall & patio doors to rear garden
- Council Tax Band: C, EPC Rating: B
- Advantage of the remainder of the homes NHBC guarantee (6yrs approx)
- 2 Double bedrooms with Principle bedroom boasting en-suite shower room and fitted wardrobes
- Modern kitchen with fitted appliances
- Family bathroom, Downstairs W/C & En-suite
- Management estate fee's approx £280.00 per year





ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



particulars are intended to give a fair and reliable ion of the property but no responsibility for any acy or error can be accepted and do not ie an offer or contract. We have not tested any s or appliances (including central heating if referred to in these particulars and the ers are advised to satisfy themselves as to the g order and condition. If a property is oied at any time there may be reconnection for any switched off/disconnected or drained s or appliances - All measurements are ate.

IG OF SELLING? If you are thinking of selling ne or just curious to discover the value of your ; Hunters would be pleased to provide free, no n sales and marketing advice. Even if your outside the area covered by our local offices arrange a Market Appraisal through our network of Hunters estate agents.

Viewings Please contact ashford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information. **Valuations** For a valuation of your property please email the team with your property details, contact information and the times you are available.



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