



Canterbury Road,
Kennington, Ashford
TN24 9QL

£600,000 - Offers in excess of

4 2 3 C

We often hear "it's tough to find a family house in great condition." That's why Hunters are so thrilled to welcome to the market, this striking, double fronted, well maintained, four bedroom detached family home, found along the well regarded Canterbury Road in Kennington. 'Immaculate home' & 'Well presented' are all terminologies overused when it comes to property descriptions, but we are in no doubt it fits the bill here.



Upon arrival, you will find your new home, positioned behind its drive way boasting parking for up to 4 vehicles. The homes' striking double fronted façade that has been maintained well by the current owners with charming brickwork and new grey windows are a few improvements! Having been in their ownership for over a decade, it's easy to see why the sellers chose to call this place home! Refurbished in 2019 - allowing the new owner to simply turn their key and enter into their abode without having to lift a finger!

The moment you enter, you will be struck by the neutral yet modern tones, from the new flooring through the homes to the upgraded kitchen and bathrooms, just a few improvements to name a few! There's a spacious entrance hall greets you as you arrive, where you can slip off your coat and shoes following the long day. Pop yourself into the homes spacious bay fronted 'snug' that's flooded with natural light, a space to let the days stresses fade away. Opposite is a further family reception room - offering bi-folding doors that lure you out into the substantially large rear laid to lawn garden. From the family lounge you will find a find, yet another bay window, really giving character to this well kept space that's currently used as a lounge/diner. It's often said that a home must 'flow' and we feel that this house is the epiphany of the word. With its accommodation at the rear of the home offering a large, modern white gloss fitted kitchen offering the new owner the chance to entertain their guests is a huge plus! The kitchen itself is finished with a great array of wall and base units along with plenty of space for your appliances throughout as well as boasting underfloor heating!

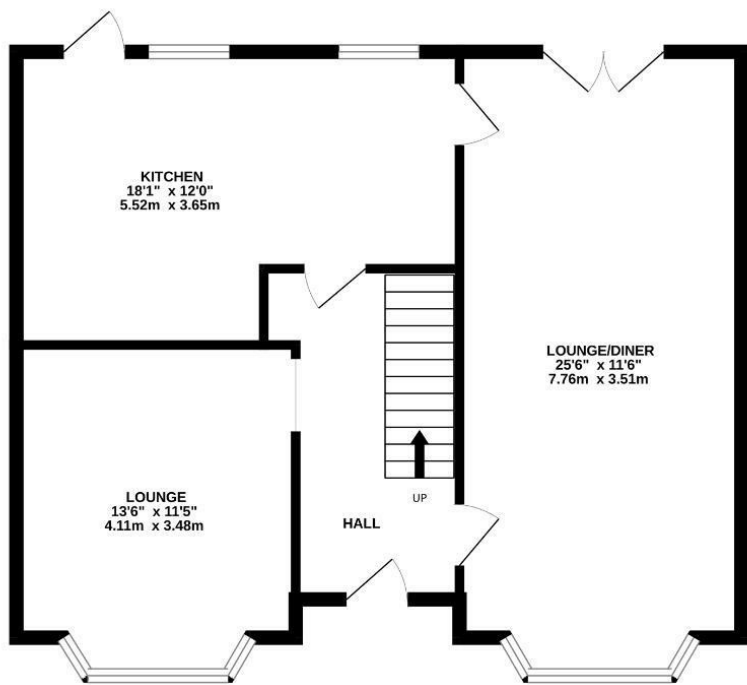
The stairs rise from the entrance hall, providing access to the spacious, light and airy landing. There are four, good sized double bedrooms. The master bedroom is located at the front of the home, offering room for a king-sized bed as well as having large fitted wardrobes as well as boasting a modern ensuite which has been renewed, to include a large, modern en-suite shower room, updated in 2019 with modern shower, and wall hung sink & W/C the perfect addition to this well cared for home. Overlooking the garden are bedrooms 3 & 4 which are both well proportioned, bedroom 4 offering fitted wardrobes allowing you to utilise the floorspace without having free standing furniture. At the front of the home is the spacious guest room, again ample in floor space and offering that charming bay window similar to the one found in the principle bedroom. Bedrooms 2,3 & 4 are serviced by the spacious and modern family bathroom which consists of a modern, free standing bath, with wall hung wash hand basin, W/C and heated towel rail.

Externally, the property offers a fantastic rear garden, which is why many have chosen to call Canterbury Road home over the years. The plot's here are really unrivalled across Ashford, - The plot has been configured with the family in mind, to create the best of both worlds – there is a shingled area that stretches across the width of the home playing host to a table and chairs, the perfect spot to capture some shade when the sun is out! The majority of the rear plot is laid to lawn offering around 150ft of rear space - allowing the children to burn off steam whilst still capturing that tranquil, and private feel. Should you wish for more space, then you certainly won't impact on the garden size, STPP you could comfortably extend.

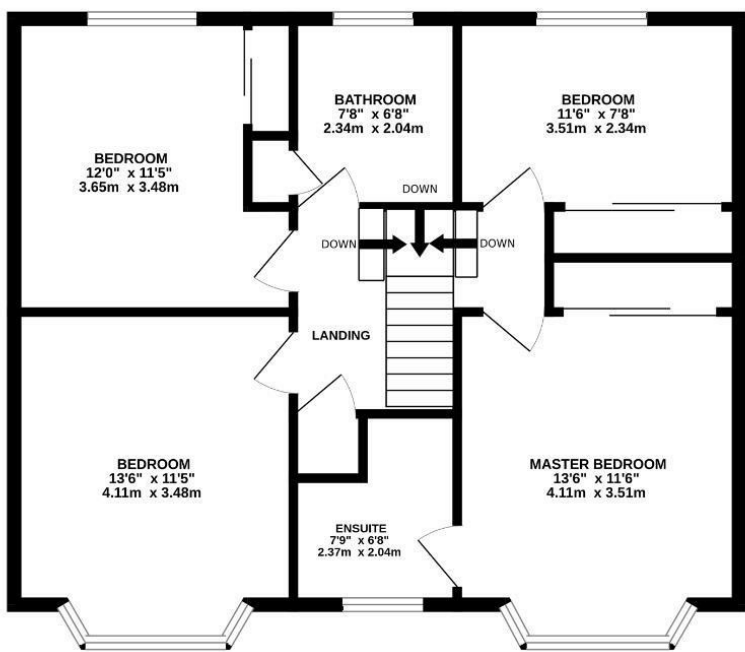
Property location: Kennington, There are numerous schools in the area, including the Towers School, Kennington CE Academy, and an infant's school, Downs View Infants School. Since the county still operates a grammar school system, those who pass the Kent Test (which replaced the 11+) are given the opportunity to attend the grammar school in Ashford, the Norton Knatchbull School or Highworth Grammar school. Kennington has six eating and drinking establishments, "The Old Mill" (formerly The Golden Ball), "The Conningbrook Hotel" (formerly The Pilgrims Rest), "The Rose Inn", "The Pheasant" and the newly opened "Stubbs restaurant" (formerly The Croft Hotel). The "Kennington Carvery" is a new business to the area, opening on Wednesday's, Sunday's & Bank holiday Monday's for an eat as much as you like Carvery. Kennington also offers a range of shopping facilities and entertainment including Sainsbury's, John Lewis and Eureka leisure park. The property is within a short drive to the international station with high-speed service to London St Pancras in 37 minutes and the M20 motorway giving easy access to surrounding towns and cities. | Council tax band: D

Tenure: Freehold
Council Tax Band: D

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- A substantial detached 1930's family home offering over 1,400sqft of accommodation
- Having undergone sympathetic modernisation in 2019 to upgrade fixtures & fittings
- Rear plot offering in excess of 100ft being mainly laid to lawn with renewed patio
- Off road parking on drive way for up to 4 vehicles
- 4 Double bedrooms, with principle bedroom offering en-suite & charming bay window
- Upgraded family bath-suite with free standing bath
- Modern kitchen with underfloor heating
- Two generous reception rooms + Family lounge with bi-folding doors
- Walking distance to Towers School & Sixth Form Centre
- EPC Rating: C, Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	80

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.