

Vincent Place, Little Burton, Kennington, Ashford
Offers in excess of £350,000



HUNTERS[®]
HERE TO GET *you* THERE

DESCRIPTION

Hunters are delighted to welcome to the market, this well presented, three bedroom, end of terrace family home that you will not want to miss. The current owners have looked after the home well during their time here - and it's easy to see why they chose to call this home some years ago!

Located in an enviable Little Burton area is this well-proportioned family home. Separated from the road, set behind a small yet well-kept and restored frontage, offering a double drive, a modern interior, and well cared for garden! These are just some of the reasons why we feel this should be at the top of your viewing list!

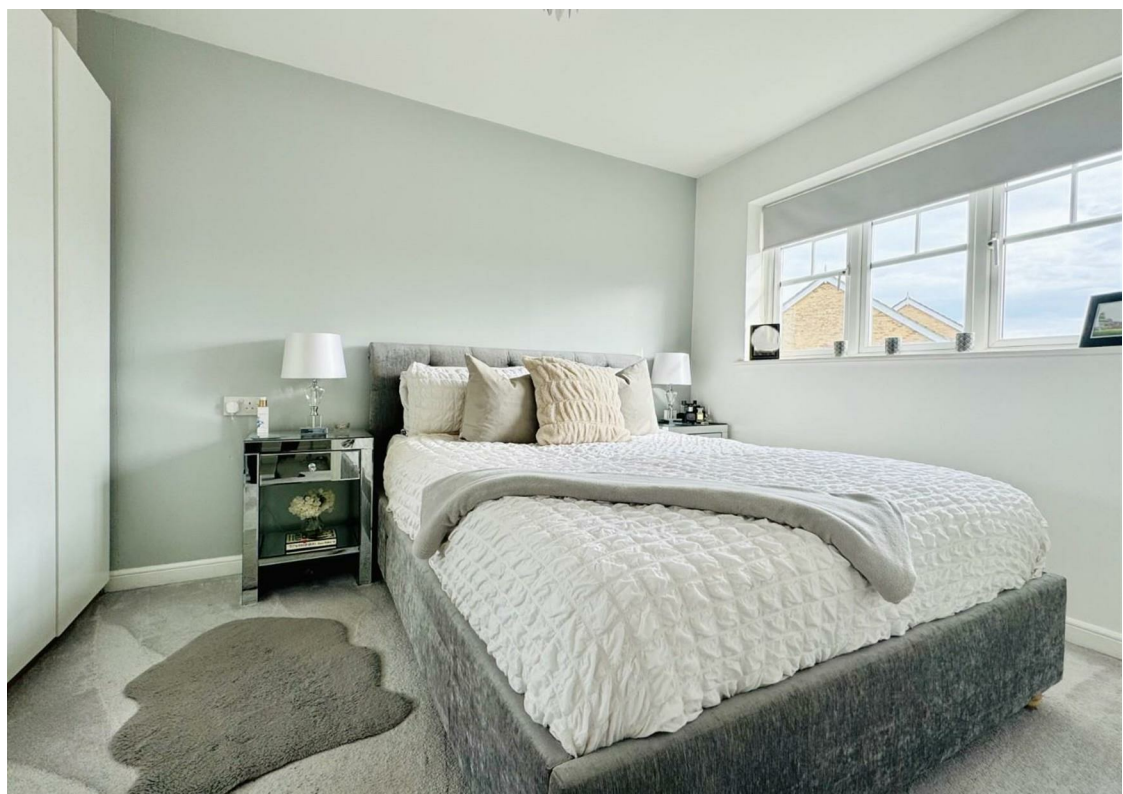
Through the front door you'll enter into a small entrance hall, that provides access into the spacious reception room, that is flooded with natural light thanks to that great, large window at the front allowing you to gaze into the well kept front garden. Beyond this home is the opening to the dining room adjacent to the kitchen, offering double patio doors that lure you into the rear garden. A room you can dine whilst entertaining guests, with the patio doors ajar enjoying the cooling summers breeze. Positioned conveniently opposite is the homes kitchen which plays host to a number of wall and base units, as well as providing room for free standing appliances, finished perfectly with a wall placed window, allowing you to tackle the washing up, whilst gazing out into the garden.

Climb the stairs that rise from the entrance hall, you will discover two generously portioned double bedrooms and a smaller 3rd well proportioned single bedroom, ideal as a study or dressing room. The generous principle bedroom is found at the rear of the home, offering views into the garden, as well as having plenty of floor space for free standing furniture. The homes 2nd bedroom is located at the front of the home, being a good sized double as well as the 3rd bedroom that offers additional fitted storage space, finishing the homes living accommodation is the family bathroom which offers shower over bath, wash hand basin & W/C.

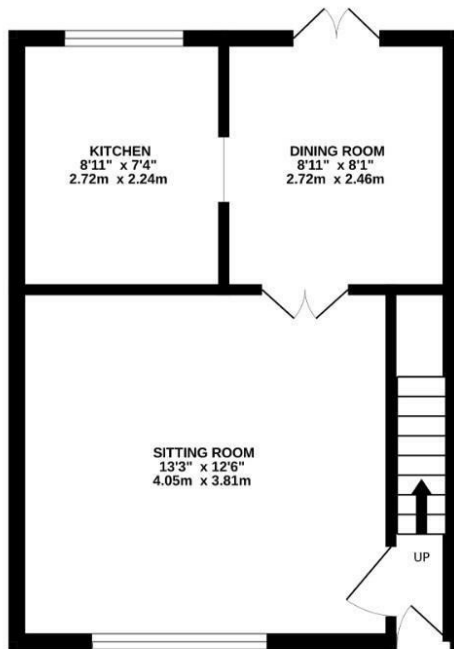
The garden has been well cared for in our opinion. Which offers side gated access, that leads via a path, to a laid to lawn area, as well as offering decking that leads from the patio doors, perfect for alfresco dining and allowing your guests to spill outside when the weather is kind. There is also a handy shed at the rear of the home that plays a crucial part in providing the essential out-door storage space that is required to deal with every day family life.

The property is situated in with the Little Burton development just outside of Kennington and is a little over one mile to the north of Ashford town centre and within easy reach of it's many entertainment and leisure facilities as well as schools of good standing. Ashford International station is under 2 miles away providing fast link services to London in 37 minutes. There are many beautiful walks in the area for those with an interest in the outdoors.

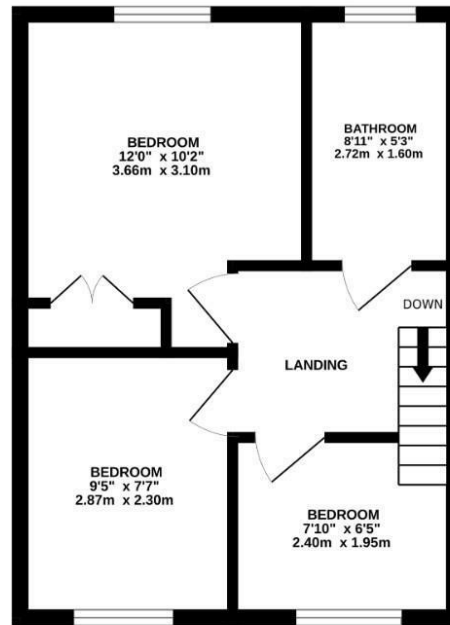
- A well presented, 3 bedroom semi-detached home
- Well decorated throughout
- Separate dining room with patio doors
- Side access leading to well kept rear garden
- EPC Rating: C
- Large driveway to front providing parking for 2 vehicles
- Large reception room with picture window overlooking front garden
- 2 Double bedrooms & further 3rd study/dressing room
- Early viewings recommended
- 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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Viewings

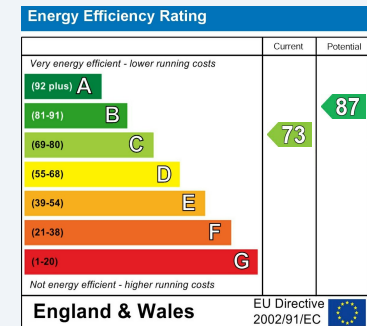
Please contact ashford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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.

