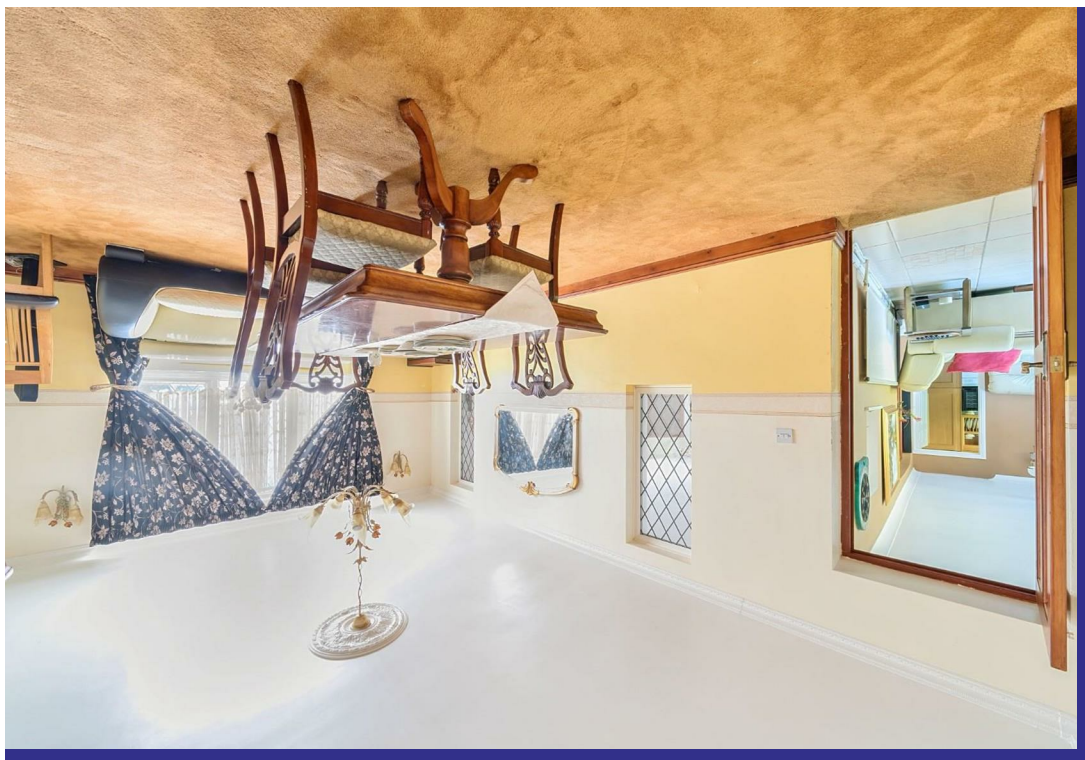

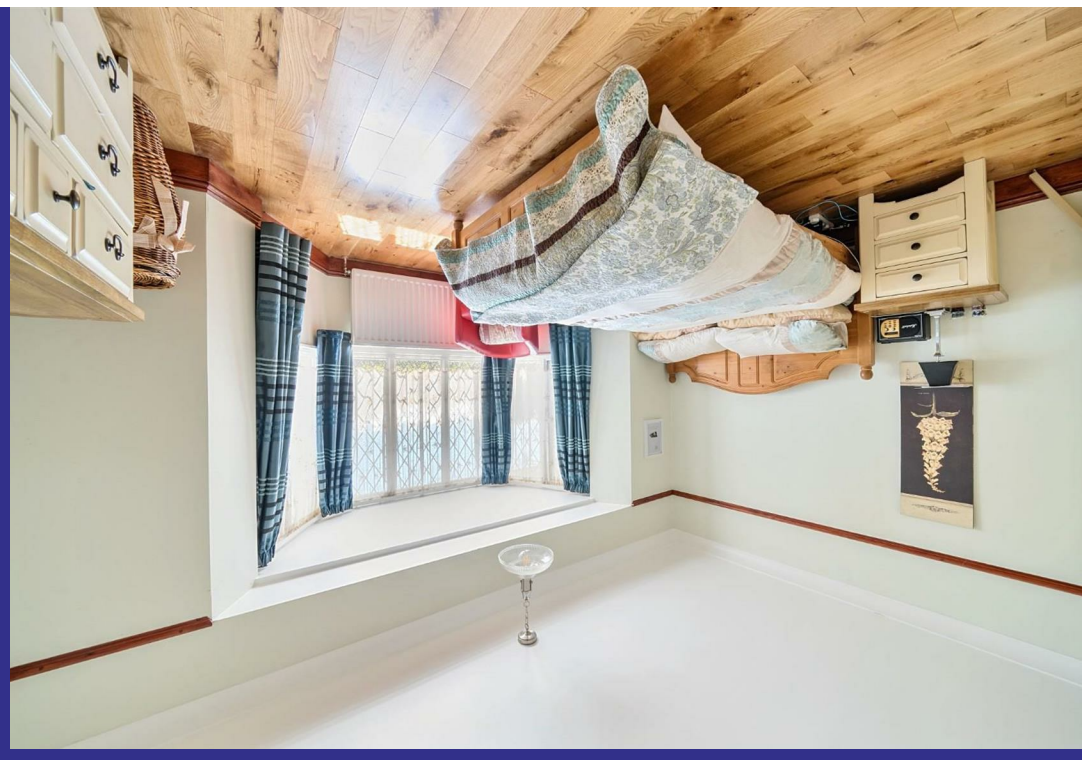

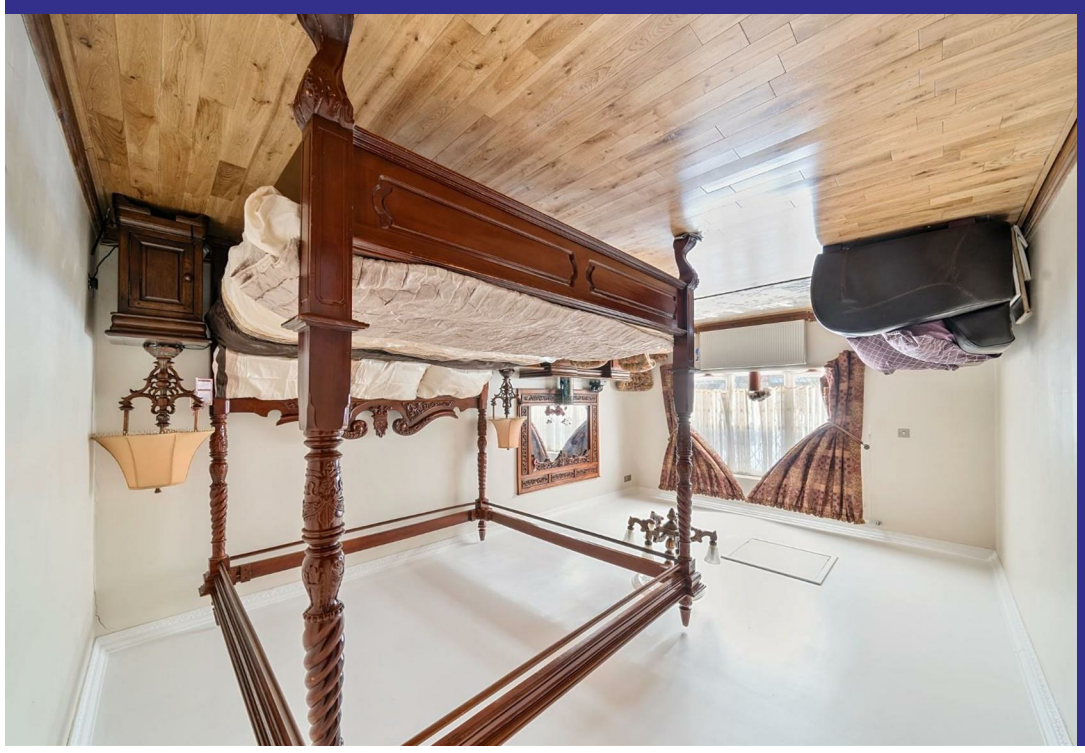

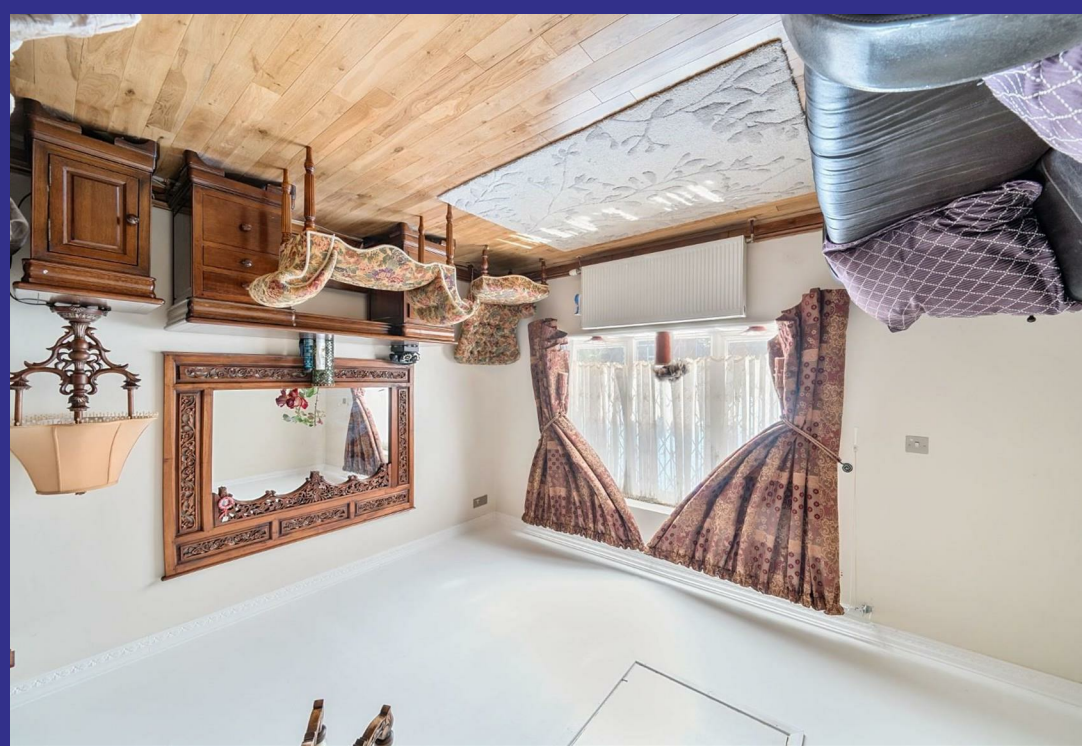

2 Midsummer Hill, Kennington, Ashford, TN24 9NL

Price £700,000

GOULD HARRISON

1 Middle Row, Ashford, Kent, TN24 8SQ
01233 646411
sales@gouldharrison.co.uk

GOULD HARRISON

Extended detached family home in a peaceful cul de sac setting, offered for sale with no onward chain.

Around 2,465 sqft of spacious accommodation comprises an entrance hall, sitting room, dining room, family room, kitchen, conservatory, utility, cloakroom and further reception room/ground floor bedroom. To the upper level you will find five bedrooms, two en suite (one with dressing room) along with family bath and shower rooms.
A carriage driveway provides ample off road parking whilst the rear garden enjoys a secluded feel, perfect for families and entertaining.
Gas central heating and double glazing are installed whilst the location affords excellent access to sought after primary and secondary schools, local shops and transport links.
Ashford mainline station is only two miles distant connecting to London in around 38 minutes.

Panelled Front Door to:

Hallway
With staircase to first floor.

Living Room 20'4 x 14'5 (6.20m x 4.39m)
Open brick fireplace, oak woodblock flooring, casement doors through to:

Family Room 20'4 x 8'6 (6.20m x 2.59m)
UPVC double glazed casement doors to rear garden and door to conservatory, ceramic tiled floor.

Dining Room 18'4 x 12'2 (5.59m x 3.71m)
Window to front.

Conservatory 18'4 x 6'11 (5.59m x 2.11m)
Ceramic tiled floor, UPVC double glazed casement doors to garden.

Utility Room 7'10 x 5'3 (2.39m x 1.60m)
Butlers sink, solid oak work surface with cupboards under, space and plumbing for washing machine, ceramic tiled floor and walls, door to:

Cloakroom
White pedestal wash hand basin and low level WC, ceramic tiled floor and walls, window to side.

Kitchen 20'8 x 10'6 (6.30m x 3.20m)
Double aspect with UPVC double glazed door to side, 1 1/2 bowl sink unit, comprehensive range of worktops with drawers and cupboards, wall cupboards, plumbing for dishwasher, Rangemaster oven with extractor above.

Ground Floor Bedroom/Reception Room 12'2 x 9'10 (3.71m x 3.00m)
Bay window to front.

First Floor:

Landing
Airing cupboard with Worcester gas boiler for central heating and domestic hot water, access to loft space.

Bedroom One 18'1 x 12'2 (5.51m x 3.71m)
Window to front, wood flooring, open through to:

Dressing Room 12'2 x 5'3 (3.71m x 1.60m)
Range of built in wardrobe cupboards, window to rear.

En Suite Bathroom 12'6 x 8'2 (3.81m x 2.49m)
Tiled walls and floor, large jacuzzi bath, glass fronted shower cubicle, twin pedestal wash hand basins and low level WC.

Bedroom Two 12'10 x 8'2 (3.91m x 2.49m)
Window to rear, door to:

En Suite Shower Room
Window to rear, raised shower cubicle with glazed screen, pedestal wash hand basin and low level WC, tiled walls and floor.

Bedroom Three 12'10 x 9'10 (3.91m x 3.00m)
Bay window to front.

Bedroom Four 11'2 x 8'10 (3.40m x 2.69m)
Window to front.

Study 10'10 x 7'10 (3.30m x 2.39m)
Window to front.

Family Bathroom 7'3 x 5'7 (2.21m x 1.70m)
Window to side, white panelled bath, fully tiled walls, pedestal wash hand basin and low level WC.

Family Shower Room 9'2 x 6'7 (2.79m x 2.01m)
Window to side, large glass fronted shower cubicle, pedestal wash hand basin and low level WC, ceramic wall tiling.

Outside
The rear garden is nicely enclosed and a good size, with Summerhouse.
In and out brick driveway leading to:

Detached Brick Garage
With electric light and power.

Services
All main services are connected.

Tenure
Freehold

Council Tax
Ashford Borough Council Band: E.

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