

**Guernsey Way, Kennington, Ashford, TN24 9LW**  
**Offers In Excess Of £200,000**



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## DESCRIPTION

**A well-presented two-bedroom maisonette, ideally situated in the popular residential area of Kennington, Ashford, offering excellent access to the M20, local schools, and Ashford International train station.**

**The property is accessed via its own private entrance with stairs rising to the first floor. The accommodation comprises a spacious lounge/dining area, providing a bright and comfortable living space, alongside a well-appointed kitchen. There are two good-sized bedrooms, both offering practical layouts, and a family bathroom. An additional storage cupboard adds further convenience.**

**Externally, the property benefits from access to communal areas and nearby parking. This home is perfectly suited for first-time buyers, downsizers, or investors alike, thanks to its convenient location and well-proportioned accommodation. Kennington remains a highly sought-after area, known for its local amenities, reputable schools, and excellent transport links.**

**Location is key, and this apartment does not disappoint. It is conveniently situated near Sainsbury's supermarket for your everyday needs and is just a short distance from Eureka Park, which offers a variety of eateries and leisure options. Additionally, the excellent transport links to the nearby train station make commuting a breeze, connecting you to the wider area and beyond. In summary, this immaculate two-bedroom property in Kennington is a rare find in a sought-after location, combining modern living with easy access to local amenities and transport. Don't miss the opportunity to make this charming property your new home.**

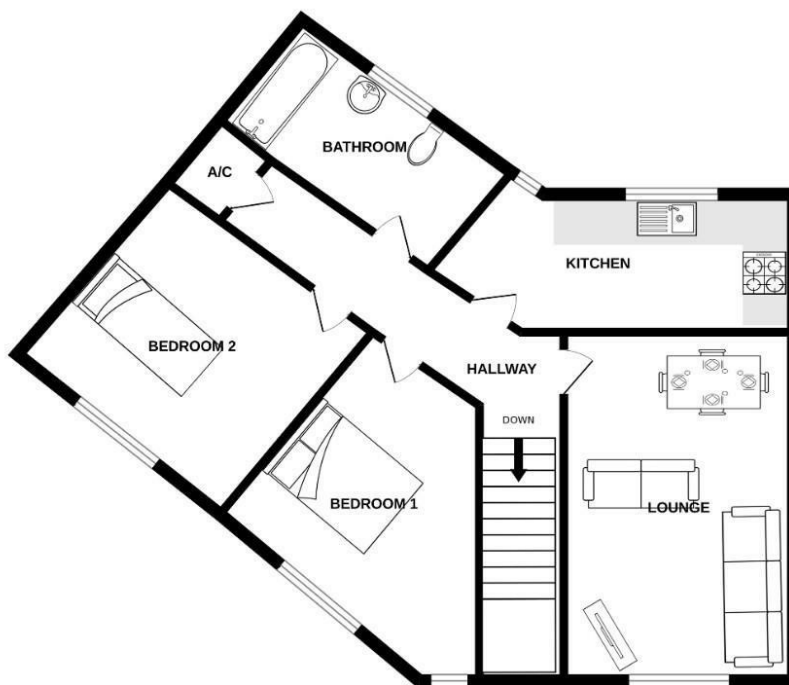
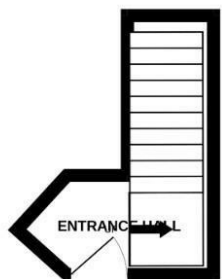
- Well-presented two-bedroom maisonette, ideal for first-time buyers, downsizers, or investment purchasers
- Generous lounge/dining area offering a bright and versatile space for relaxing and entertaining
- Two well-proportioned bedrooms, both offering comfortable accommodation and flexibility for home working or guests
- Shared driveway providing two allocated parking spaces, offering convenient off-road parking
- Leasehold installed: Sept 2000, Approx 99rs remaining - Ground rent: £180pa
- Private ground floor entrance with stairs leading to the main first-floor accommodation
- Well-appointed fitted kitchen with ample worktop and storage space
- Modern family bathroom fitted with a three-piece suite
- Located close to highly regarded local schools and within a short drive of Ashford International station with fast links to London
- Service charge: £1,037 - As of 26/27 - EPC Rating: C (75) - Council Tax Band: B





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

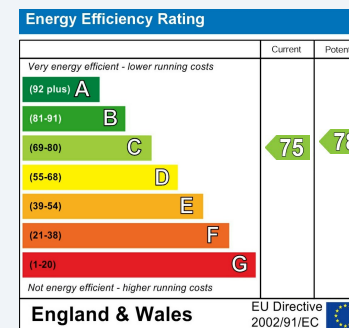
Please contact [ashford@hunters.com](mailto:ashford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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