



**Connells**

Bybrook Road  
Kennington Ashford





### Property Description

The property is approached via a large, newly laid block-paved driveway, providing ample off-road parking for several vehicles, in addition to access to the integral garage.

Upon entering the home, you are welcomed into a neat entrance hall which leads through to a generous lounge/dining room. This bright and inviting space benefits from an attractive bay window to the front and offers ample room for both relaxing and entertaining.

The lounge/diner flows seamlessly into the modern fitted kitchen, which in turn opens into a delightful conservatory overlooking the rear garden. The conservatory provides an excellent additional reception space and is complemented by a conveniently located ground floor W.C.

Upstairs, the first floor offers three well-proportioned bedrooms, including two spacious doubles and a comfortable single bedroom, all presented to a high standard. The accommodation is completed by a modern family bathroom.

Externally, the property continues to impress. The rear garden is generously sized, featuring a large patio area, perfect for outdoor dining and entertaining, while the remainder is laid to lawn, offering an ideal space for children or keen gardeners. The garden enjoys a good degree of privacy and is well maintained.

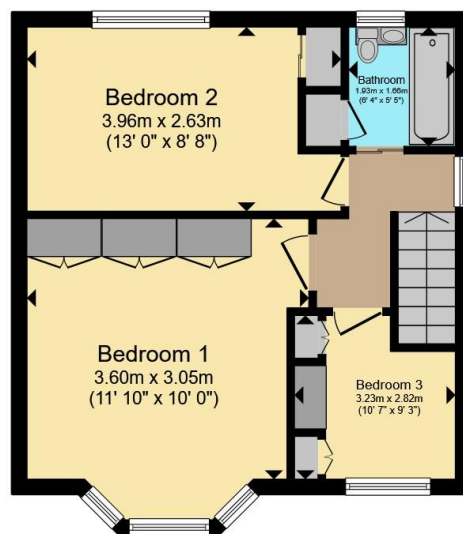
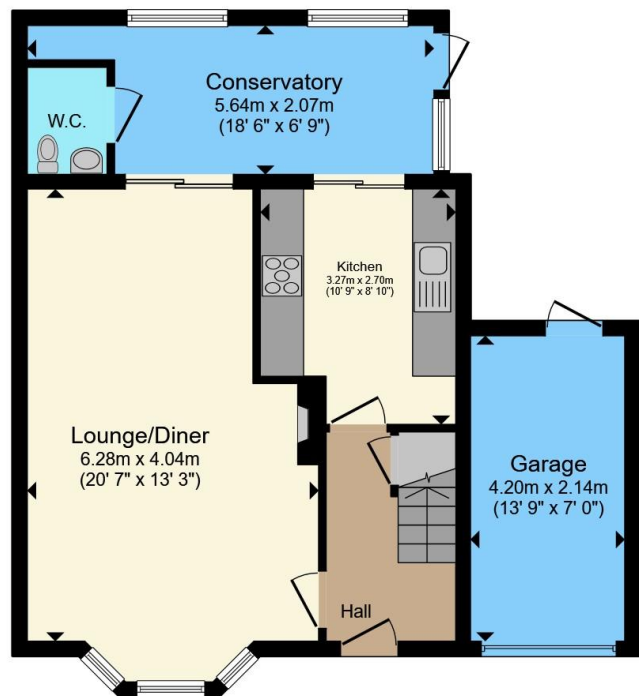
This attractive home is beautifully presented throughout and is ideally positioned for local amenities, schools, and transport links. An internal viewing is highly recommended to fully appreciate the quality, layout, and location on offer.

### Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.







**Ground Floor**

**First Floor**

Total floor area 99.3 m<sup>2</sup> (1,069 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

**T 01233 622206**  
**E [ashford@connells.co.uk](mailto:ashford@connells.co.uk)**

77 High Street  
ASHFORD TN24 8SF

EPC Rating: D Council Tax  
Band: C

**view this property online [connells.co.uk/Property/ASH408824](http://connells.co.uk/Property/ASH408824)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ASH408824 - 0010