



151 Canterbury Road, Kennington, Ashford, TN24 9QB

Price £435,000

**GOULD
HARRISON**

An attractive semi detached home along the ever popular Canterbury Road in Kennington, offering excellent access to local schools, town centre and transport links.

Backing on to playing fields, this lovely extended property comprises an entrance hall, sitting room, kitchen and dining room, family room, three bedrooms and bathroom/wc.

The extensive rear garden enjoys a sunny aspect and is perfect for the family to enjoy or entertain. Further benefits include gas central heating, double glazing, driveway providing ample off road parking and attached garage.



UPVC Casement Door

Through to:

Entrance Porch

Tiled flooring, wooden casement door through to:

Hallway

Stairs to first floor with storage under, radiator.

Sitting Room 12'4 x 14'9 max (3.76m x 4.50m max)

Continuation of the laminate flooring, picture rail, feature fireplace with ornate surround.

Kitchen Area 7'2 x 8'9 (2.18m x 2.67m)

Composite sink with mixer tap with localised turning, space for oven, coved ceiling, glass fronted display cabinets.

Dining Space 21'7 x 10'2 into bay (6.58m x 3.10m into bay)

Double glazed bay windows to rear, double glazed casement door to side, radiator, coved ceiling.

Reception Room 11'1 x 11'10 (3.38m x 3.61m)

Picture rail, sliding style french doors between the two rooms.

First Floor:

Landing

Double glazed window to side, doors to:

Bedroom One 12'4 x 11'10 (3.76m x 3.61m)

Double glazed window to front, radiator, picture rail.

Bedroom Two 12'4 x 12'0 (3.76m x 3.66m)

Double glazed window to rear, picture rail.

Bedroom Three 7'8 x 6'0 (2.34m x 1.83m)

Double glazed window to front, radiator, picture rail.

Bathroom

Modernised contemporary suite comprising panelled bath with brass mixer tap and mains shower over, low level WC, wash basin inset vanity unit with mixer tap, double glazed window to rear, heated towel rail.

Rear Garden

Large paved patio seating area extending onto laid lawn, panel enclosed fencing with mature flowers, shrubs and trees, wood built shed, back onto playing fields. Outside power points and lighting, person door to garage.

Garage 24'3 x 9'6 (7.39m x 2.90m)

With up and over door, gas fired boiler.

Tenure

Freehold.

Services

All main services are connected.

Council Tax

Ashford Borough Council Band: D.

