



Nettlefield

Kennington





Introducing

Immaculately presented semi-detached bungalow in a popular residential location, occupying a generous corner plot.

The newly plastered and decorated accommodation comprises an entrance hall, sitting room, kitchen, two bedrooms and shower room/WC. The property offers excellent potential for further extension or development subject to usual consents and benefits from gas central heating, double glazing, driveway and garage.

Local schools, shops and transport links are easily accessible with many delightful walks nearby including "The Ridge" playing fields.



At a Glance

Nettlefield

Kennington, TN24

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

Price £325,000



- SEMI DETACHED BUNGALOW
- EXCELLENT POTENTIAL FOR DEVELOPMENT OR EXTENSION
- RECENTLY RENOVATED
- TWO BEDROOMS
- GARAGE & DRIVEWAY
- GENEROUS GARDEN ON A CORNER PLOT
- GAS BOILER & HEATING INSTALLED 2023
- DOUBLE GLAZING
- CLOSE TO LOCAL SCHOOLS, SHOPS AND AMENITIES





In Detail



Ashford

Ashford is the best connected town in Kent set in the heart of beautiful countryside. A thriving commercial and residential town home to high tech engineering , world dance and theatre activity and a host continuing family businesses and new firms that have chosen Ashford as an ideal location.

Why Live in Ashford?

Ashford was once a modest market town at a crossing point on the Kentish Stour ,the cattle market charter dates from 1243 when there were drovers routes in from the surrounding villages throughout the middle ages . By the 1600's Ashford had several successful families and in 1663 Sir Norton Knatchbull started an Ashford school. That building is now the Ashford Museum, the Norton Knatchbull school continues in the town today with 5 other secondary schools. In the 1840's Ashford was transformed by the arrival of the railway; connecting Ashford to London and the channel ports ; the market moved to be alongside the railway and everything travelled by train; Ashford had a railway works building engines and wagons for over 150 years. Today it is still a centre of railway engineering expertise. In the 1990's Ashford became the centre for High Speed Rail which carved through the town , moving the market once again: to an out of town site on the new Orbital industrial park ,connecting to the recently opened M20 motorway. By 2009 South East trains were running high speed between Ashford and London cutting the journey from 1hr10 to 38 minutes.

The former market area along the railway is now multi screen cinema and event destination space, and part of the former railway works is now a landmark designer outlet centre created by the international architect Richard Rogers.

With a wide range of shopping and eating at the outlet centre , a range of supermarkets across the town and thriving industrial and retail parks, Ashford has attracted a lot of new build housing widening the choice in the town. As Kent has a thriving tourist industry there is also much to see and do out and about in what used to be known as the garden of Kent, that has become the vineyards of Kent.

Front Porch

With double glazed composite casement door, tiled floor covering.
Solid wooden door leads to:

Entrance Hall

Loft hatch with ladder installed, new gas fired boiler (2023), doors to:

Kitchen

Double glazed window to rear, modernised fitted wall and base units, plumbing and space for washing machine, space for oven with extractor canopy above, pantry style cupboard.

Sitting Room

Double glazed window to front, radiators, built in storage cupboard.

Bedroom One

Double glazed window to rear, two large built in cupboards.

Bedroom Two

Double glazed window to front, built in wardrobe cupboard.

Bathroom/WC

Fitted in 2023 comprising a raised shower cubicle housing mains shower with glazed screen, low level WC, wall mounted hand basin, mainly tiled wall finish, frosted double glazed window to rear, extractor fan, radiator.

Lobby

UPVC double glazed frosted window to rear.

Garden

A fabulous corner plot providing excellent outside space to entertain. Partly enclosed with panelled fencing, laid lawn and paved patio seating areas, outside cold water tap and side gated access.

Garage & Driveway

Driveway providing off road parking leading to a detached single garage.

Tenure

Freehold.

Services

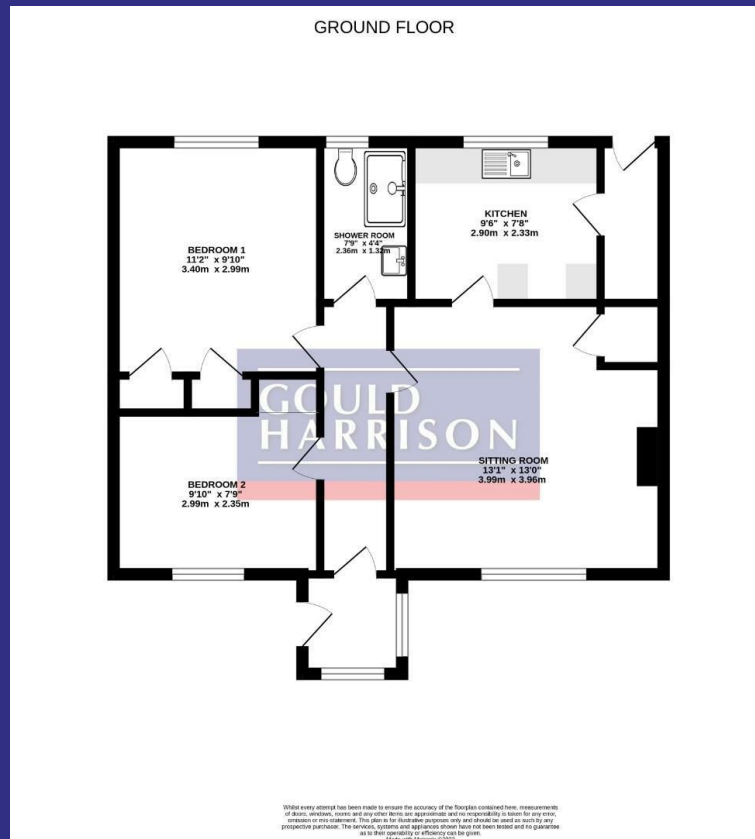
All mains services connected.

Council Tax

Ashford Borough Council Tax Band: C.



Floorplan



**GOULD
HARRISON**

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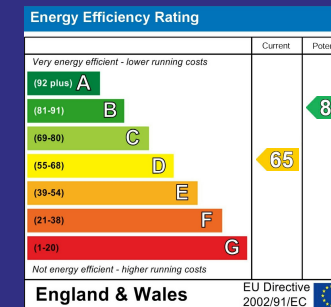
Key Information

Price £325,000 Freehold

Local Authority | Ashford Borough Council

Council Tax Band | C

Energy Efficiency Band | D



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.