



1a Park Road, Kennington, Ashford, TN24 9DL

Offers In Excess Of £500,000

**GOULD  
HARRISON**

A very well presented detached home in the sought after Kennington area within easy reach of local schools, shops and transport links with no onward chain. The thoughtfully arranged accommodation comprises an entrance hall, sitting room with wood burning stove, snug, 23ft kitchen/dining room, cloakroom, three bedrooms, en suite, family bathroom and office space.

The rear garden is pleasantly enclosed and enjoys a sunny aspect with gas central heating, double glazing, garage & driveway.



## Entrance Porch

## Hallway

Stairs to first floor with storage cupboard under, hardwood flooring, coved ceiling, downlighters, doors to:

## Downstairs Cloakroom

## Sitting Room 16'10 x 11'9 (5.13m x 3.58m)

Double glazed window to front, brick built fireplace with wood burning stove, television aerial point, telephone point, coved ceiling, downlighters.

## Snug 11'9 x 6'4 (3.58m x 1.93m)

Bi-folding doors opening on to the rear garden.

## Kitchen/Dining Room 23'3 x 10'5 (7.09m x 3.18m)

Double aspect with bi-folding doors opening on to the rear garden.

A generous range of fitted wall and base units with a high gloss finish to cupboards and doors, space for range oven and large American style fridge/freezer, integrated dishwasher, stainless steel with mixer tap, fitted blinds, downlighters, coved ceiling.

## First Floor:

## Landing

## Bedroom One 15'7 x 11'9 (4.75m x 3.58m)

Double glazed window to front, radiator, door through to:

## Study 11'9 x 7'1 (3.58m x 2.16m)

Velux window to rear.

## Bedroom Two 10'4 x 8'8 (3.15m x 2.64m)

Double glazed window to front, radiator.

## En Suite

Walk in cubicle housing mains shower with glazed screen, low level WC, wash basin inset vanity unit with splash back, downlighters, extractor fan.

## Bedroom Three 10'4 x 7'7 (3.15m x 2.31m)

Double glazed window to front, radiator.

## Family Bathroom

Modern suite comprising panelled bath with mixer tap, mains shower over and glazed screen, low level WC, wall mounted hand basin, mainly tiled wall finish, radiator, Velux window to rear.

## Garden

A delightfully enclosed outside space enjoying a sunny aspect, laid for ease of maintenance with mainly walled surround, outside lighting and cold water tap, plunge pool.

## Garage & Driveway

Aesthetically pleasing resin driveway providing ample off road parking leading to an attached garage with automated door.

## Tenure

Freehold.

## Services

All main services are connected.

## Council Tax

Ashford Borough Council Band: E.

