

**Vincent Place, Kennington, TN24 9QZ**  
**Guide Price £325,000**



- 3 Bedroom Semi-Detached Home
- Modern & Well presented throughout
- Separate dinning room with patio doors leading into garden
- Side access leading to well kept rear garden

- Large driveway to front providing parking for 2 vehicles
- Large family room to front of home, with picture window overlooking front garden
- 2 Double bedrooms & further 3rd study/dressing room
- Early viewings recommended

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• EPC Rating: C, Council Tax Band: D

• Situated within Little Burton, Kennington, Ashford

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A well presented, three bedroom, end of terrace family home that you will not want to miss. The current owners have looked after the home well during their time here - and it's easy to see why they chose to call this home some years ago! Located in an enviable Little Burton area is this well-proportioned family home, separated from the road, set behind a small yet well-kept and restored frontage, offering a double drive, a modern interior, and well cared for garden! These are just some of the reasons why we feel this should be at the top of your viewing list!

Through the front door you'll enter into a small entrance hall, that provides access into the spacious reception room, that is flooded with natural light thanks to that great, large window at the front allowing you to gaze into the well kept front garden. Beyond this room is the opening to the dinning room adjacent to the kitchen, offering double patio doors that lure you into the rear garden. A room you can dine whilst entertaining guests, with the patio doors ajar enjoying the cooling summers breeze. Positioned conveniently opposite is the homes kitchen which plays host to a number of wall and base units, as well as providing room for free standing appliances, finished perfectly with a wall placed window, allowing you to tackle the washing up, whilst gazing out into the garden.



Climb the stairs that rise from the entrance hall, you will discover two generously portioned double bedrooms and a smaller 3rd well proportioned single bedroom, ideal as a study or dressing room. The generous principle bedroom is found at the rear of the home, offering views into the garden, as well as having plenty of floor space for free standing furniture. The homes 2nd bedroom is located at the front of the home, being a good sized double as well as the 3rd bedroom that offers additional fitted storage space, finishing the homes living accommodation is the family bathroom, which offers shower over bath, wash hand basin & W/C.

The garden has been well cared for in our opinion. Which offers side gated access, that leads via a path, to a laid to lawn area, as well as offering decking that leads from the patio doors, perfect for alfresco dinning and allowing your guests to spill outside when the weather is kind. There is also a handy shed at the rear of the home that plays a crucial part in providing the essential out-door storage space that is required to deal with every day family life.



The property is situated in with the Little Burton development just outside of Kennington and is a little over one mile to the north of Ashford town centre and within easy reach of it's many entertainment and leisure facilities as well as schools of good standing. Ashford International station is under 2 miles away providing fast link services to London in 37 minutes. There are many beautiful walks in the area for those with an interest in the outdoors.

Please call Hunters, sole agents on to arrange your viewing now.

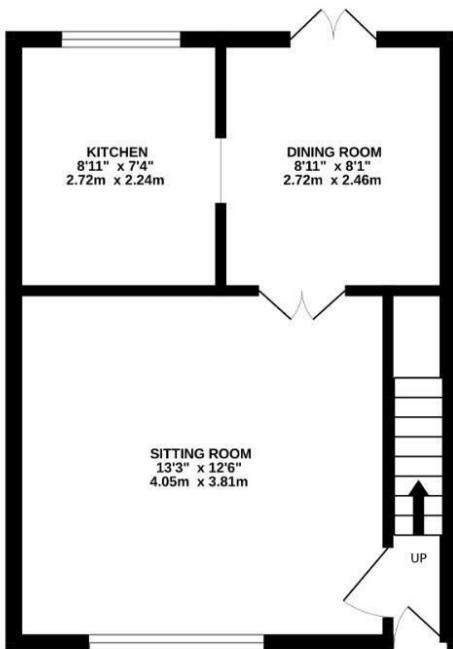
We understand all mains services are connected to the property but have not been tested by the agent. This includes, Gas central heating, Electricity and mains water drainage. Average Broadband Speed:10mb Basic 49mb Superfast 9000mb Ultrafast 9000mb Overall Mobile Coverage: EE Good O2 Good Three Good Vodafone Good, Nearest Motorway Details, M20, DISTANCE M20 -1.94 km. Train Stations Details provided by Department for Transport: Ashford International Rail Station. Flood Risk Very low Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)



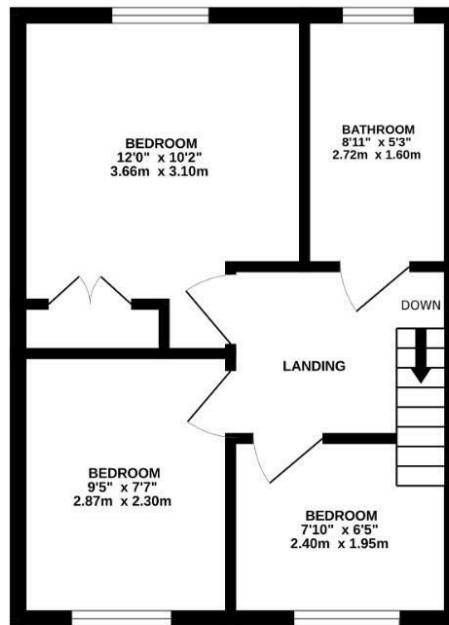
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## GROUND FLOOR



## 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.

**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.