



**Connells**

Grosvenor Road  
Kennington Ashford



### Property Description

At the heart of the property is the impressive open-plan kitchen/dining room, a bright and spacious area perfect for hosting, complemented by a separate snug and a well-proportioned lounge overlooking the garden. Both bedrooms are generously sized, positioned conveniently near the contemporary family bathroom.

One of the standout features of this home is the extensive rear garden. Beautifully arranged and offering exceptional privacy, it boasts a large patio area complete with an outdoor bar and a dedicated hot tub space, creating an ideal setting for socialising and relaxation. Toward the end of the garden sits a superb home office, perfect for remote working, along with an additional shed for practical storage.

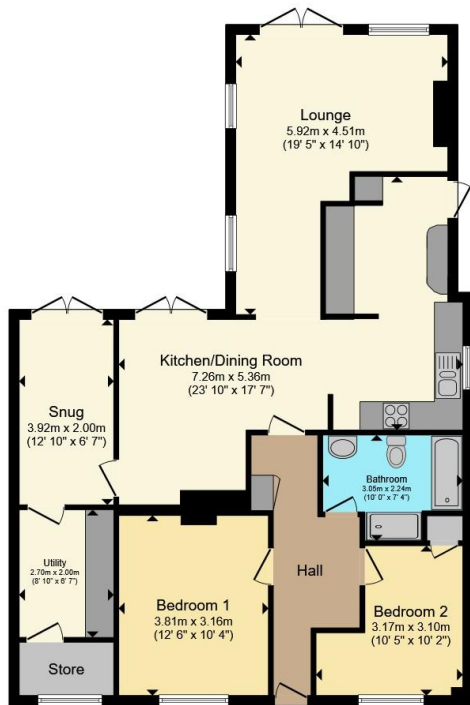
To the front, the property benefits from a large paved driveway, providing ample off-road parking.

This stunning bungalow seamlessly blends stylish interiors with impressive outdoor amenities—making it an excellent choice for buyers seeking space, comfort, and a home ready to enjoy from day one.

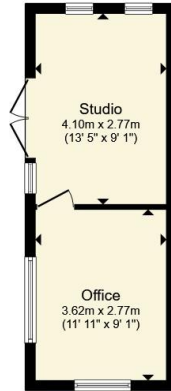
### Agents Note

We have been unable to verify if building regulation certification has been provided for the previous works undertaken to the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer.





**Floor Plan 1**



**Outbuilding**



Total floor area 122.9 m<sup>2</sup> (1,323 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

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77 High Street  
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EPC Rating: C Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/ASH408823](http://connells.co.uk/Property/ASH408823)**

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.

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