



22 Park Road, Kennington, Ashford, TN24 9DL

Price £795,000

**GOULD  
HARRISON**

A delightful detached home in a secluded setting of over half an acre of beautifully landscaped gardens, offered for sale with no onward chain.

The main house comprises a sitting and dining room, kitchen, utility, three bedrooms, en suite and family bathroom/WC. The adjoining annexe offers an open plan kitchen/living space, double bedroom, shower room and cloakroom. Access is from Park Road along a long shingle driveway on to an expansive block paved parking area and detached garage/workshop. This property offers the secluded feel more associated with country living whilst benefitting from the convenience of being so close to local, shops, schools and transport links.



#### UPVC Casement Door

Through to:

#### Entrance Hall

Stairs to first floor with storage area beneath, radiator, doors through to:

#### Dining Room 16'6 x 10'10 plus bay (5.03m x 3.30m plus bay)

Double glazed bay window to front, radiator.

Arch opens through to:

#### Sitting Room 13'11 x 10'11 plus bay (4.24m x 3.33m plus bay)

Double aspect with french doors opening onto the patio, radiator.

#### Kitchen 17'9 x 12'7 (5.41m x 3.84m)

Double glazed window to rear, generous range of fitted wall and base units, ceramic 1 1/2 bowl sink with mixer tap and drainer unit, four ring induction hob with dual electric oven, extractor hood and lighting above, integrated dishwasher, fridge/freezer, glass fronted display cabinets, radiator, double glazed window to rear.

#### Utility Room 7'6 x 3'11 (2.29m x 1.19m)

Casement door to rear, plumbing and space for washing machine, floor mounted Grant boiler.

#### Bedroom Two 14'0 x 10'11 plus bay (4.27m x 3.33m plus bay)

Double glazed bay window to front, radiator.

#### Bedroom Three 12'10 x 11'0 (3.91m x 3.35m)

Double glazed window to side, radiator, cupboard built into the corner housing the consumer unit.

#### Bathroom

Victorian style roll top bath with mixer tap and shower attachment, electric shower over and glazed screen, mainly tiled wall finish, low level WC, pedestal hand basin with chrome mixer tap, frosted double glazed window to rear, extractor fan, downlighters, chrome heated towel rail.

#### First Floor:

#### Landing

Velux window to rear, under eaves storage, radiator, doors to:

#### Bedroom One 17'1 x 14'9 (5.21m x 4.50m)

Large main bedroom, double aspect windows, loft access, eaves storage, french doors opening onto the terrace.

#### En Suite Shower Room

Walk in shower with sliding glazed screen housing electric shower, mainly tiled wall finish, low level WC, pedestal hand basin with chrome mixer tap, chrome heated towel rail, under eaves storage, extractor fan, downlighters.

#### Gardens

Attractively landscaped gardens offering a wonderfully secluded and private feel. Expansive lawn, paved patio seating area, mature flowers, shrubs and trees throughout, oil tank, outside cold water tap and lighting.

#### Detached Garage / Workshop 17'5 x 17'1

Driveway leading to garage with up and over door, power and lighting, window to side, personal door to side.

#### ANNEXE:

#### UPVC Casement Door to:

Hallway with another door to rear.

#### Hallway

Door to rear garden, radiator, electric heater from the house main system.

#### Cloakroom

Low level WC, wall mounted hand basin with localised tiling and separate isolation for the consumer.

#### Open Plan Kitchen/Sitting Room Area 15'9 x 14'2 (4.80m x 4.32m)

Triple aspect, fitted wall and base units, stainless steel sink with mixer tap and drainer unit, four ring electric hob, electric oven with extractor over, separate water heater, integrated fridge, localised tiling.

#### Bedroom 9'9 x 9'8 (2.97m x 2.95m)

Double glazed window to side, bi-fold door opening to:

#### Shower Room

Raised shower cubicle housing electric shower, double glazed window to rear, low level WC, pedestal hand basin with localised tiling, chrome heated towel rail, extractor, downlighters.

#### Tenure

Freehold.

#### Services

Mains water, electric and drainage.

Oil fired central heating.

#### Council Tax

Ashford Borough Council.

House: Tax Band: E.

Annexe: Tax Band: A.

