



Upper Vicarage Road  
Kennington





# Introducing

GUIDE PRICE £650,000 - £675,000

A unique detached home in the heart of Kennington with flexible living accommodation and within easy reach of local schools, shops and leisure facilities.

The spacious accommodation spans around 1,969 sqft and includes an attractive kitchen/breakfast room, 27ft sitting/dining room with wood burning stove, cloakroom, five bedrooms, en suite and family bathroom/WC.

The property offers excellent potential for any new owner and includes a double garage, driveway and impressive garden, perfect for both entertaining and children to play. Internal viewing is highly recommended to experience the excellent space on offer and very homely feel.

# At a Glance

## Upper Vicarage Road Kennington, TN24

5 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Guide Price £650,000



- ATTRACTIVE & UNIQUE DETACHED HOME
- VERY GENEROUS GARDEN
- EN SUITE & FAMILY BATHROOM
- 21 FT KITCHEN/BREAKFAST ROOM
- EASY REACH OF LOCAL SCHOOLS & AMENITIES
- SPACIOUS & FLEXIBLE ACCOMMODATION
- FIVE WELL PROPORTIONED BEDROOMS
- DOUBLE GARAGE & DRIVEWAY
- 27FT SITTING/DINING ROOM WITH WOOD BURNING STOVE
- SPANNING AROUND 1,969 SQFT





# In Detail

Entrance Door to:

Entrance Hall

Stairs to first floor, door to:

Sitting/Dining Room

Double aspect, inglenook style fireplace housing gas fire with tiled hearth and brick surround, TV aerial and telephone points, laminate floor covering, radiator, glazed panelled door through to:

Inner Hallway

Additional staircase to first floor, door to:

Downstairs Cloakroom

Window to front, low level WC, wall mounted hand basin with localised tiling.

Kitchen/Breakfast Room

Double aspect windows, double glazed UPVC stable style door to rear,

Attractive range of fitted wall and base units with Oak worktops, space for Range oven with extractor hood and lighting over, one and a half bowl sink with chrome mixer tap and drainer,

First Floor:

Landing

Airing cupboard, doors to:

Bedroom One

Dual aspect double glazed windows to front and side, door to:

En Suite Shower Room

Window to rear. Modern suite comprising raised shower cubicle housing Mira thermostatically controlled power shower with tiled surround and glazed screen, extractor fan, wash basin inset vanity unit, localised tiling, electric shaver point, chrome heated towel rail.

Bedroom Two

Dual aspect double glazed windows to front and rear, 4m (13'1) wide walk in wardrobes with hanging rails, drawers and concealed desk area.

### Bedroom Three

Double glazed window to front, built in wardrobe cupboard,

### Bedroom Four

Double glazed window to front, radiator, built in wardrobe cupboard,

### Bedroom Five

Double glazed window to front, eaves storage cupboard,

### Bathroom

Dual aspect frosted double glazed windows, modern white suite comprising panelled bath with mixer tap and mains shower over, glazed screen, half tiled walls, low level WC, chrome heated towel rail, pedestal hand basin, downlighters.

### Gardens

A generous outside space which is perfect for entertaining and for the family to enjoy, mainly laid to lawn with established borders and fruit trees (apples, pears, plums), fully insulated summer house with light and power, potting shed at the end of the garden.

### Double Garage & Driveway

Double integral garage with two up and over doors, one door being electrically operated and with power and lighting.

### Laundry Room

With plumbing and space for washing machine and tumble dryer.

### Location

The property is accessed between 36 and 38 Upper Vicarage Road along a private drive.

### Tenure

Freehold.

### Services

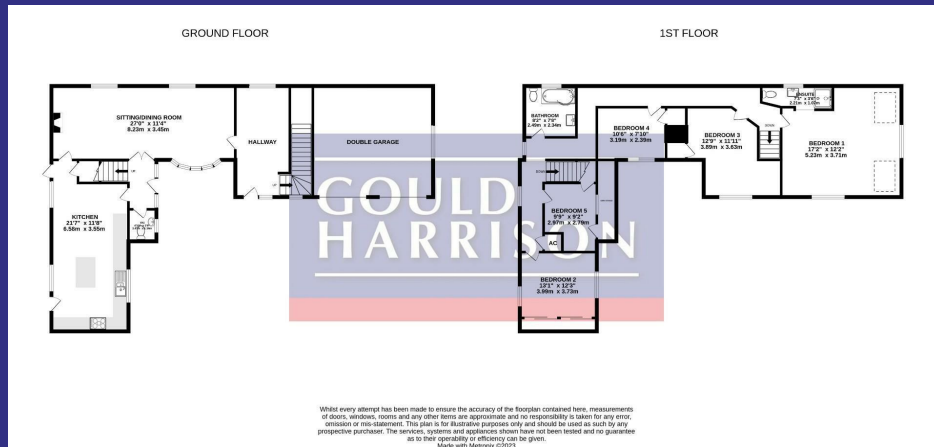
All main services are connected.

### Council Tax

Ashford Borough Council Band: E



# Floorplan



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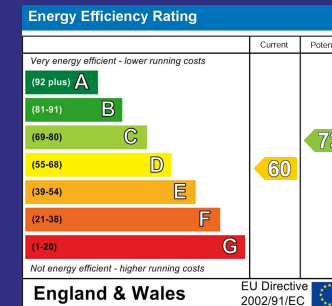
# Key Information

Guide Price £650,000 Freehold

Local Authority | Ashford Borough Council

Council Tax Band | E

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.