

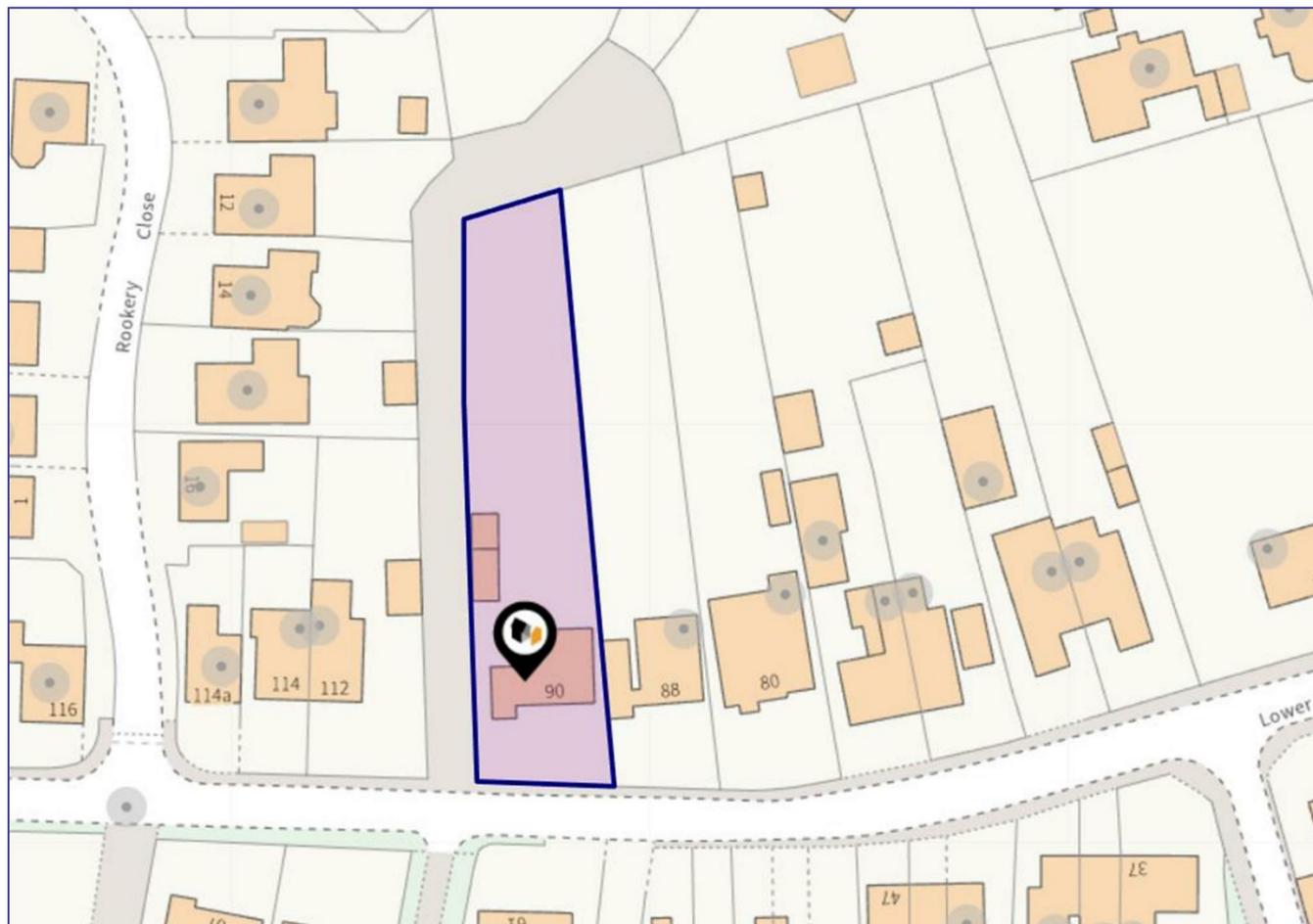


90 Lower Vicarage Road, Kennington, Ashford, TN24 9AP  
Guide Price £525,000

**GOULD  
HARRISON**

GUIDE PRICE £525,000 - £550,000

Set in a generous plot of just under a 1/4 of an acre, this lovely detached family home can be found in a very popular location within the Kennington area. Local schools and shops are easily accessible along with pleasant walks nearby. Offering excellent further potential, the property comprises an entrance hall, sitting room, dining room, kitchen, utility, cloakroom, four bedrooms and family bathroom/WC. A block paved driveway provides ample off road parking leading to an attached garage and workshop.



#### Location

Kennington has long been favoured by families and professionals alike as it offers excellent access to local schools, dentist, convenient co - op store and transport links along with many lovely countryside walks. Ashford town centre is under two miles to the south with its range of shopping and leisure facilities along with the mainline station connecting to London in under 40 minutes.

#### Entrance

#### Hallway

Inviting space with stairs to first floor, storage under and doors to:

#### Sitting Room 18'0 x 12'9 (5.49m x 3.89m)

Double glazed window to front. radiator, coved ceiling.

#### Dining Room 11'10 x 8'10 (3.61m x 2.69m)

Double glazed window to rear, radiator, coved ceiling.

#### Kitchen 11'10 x 11'9 (3.61m x 3.58m)

Window to rear. Generous range of fitted wall and base units, stainless steel sink with mixer tap and drainer unit, range style oven with extractor hood over, large larder style corner cupboard.

#### Utility Room 8'11 x 5'10 (2.72m x 1.78m)

Plumbing and space for washing machine.

#### Cloakroom

Low level WC.

#### First Floor:

#### Landing

Doors to:

#### Bedroom 15'6 x 12'9 (4.72m x 3.89m)

Window to front, radiator, built in wardrobe.

#### Bedroom 11'11 x 8'11 (3.63m x 2.72m)

Window to rear, radiator, built in cupboard.

#### Bedroom 12'9 x 8'3 (3.89m x 2.51m)

Window to front, radiator, built in cupboard.

#### Bedroom 8'6 x 8'6 (2.59m x 2.59m)

Window to rear, radiator, built in cupboard.

#### Bathroom

Modern white suite comprising a panelled bath with mixer tap and shower attachment, low level WC, wash basin, chrome heated towel rail, frosted double glazed window.

#### Garden

An impressive outside space with mature flowers, shrubs and trees enjoying a wonderfully secluded feel with large workshop and side access.

#### Garage & Driveway

Block paved driveway provides ample off road parking leading to an attached single garage with up and over door and personal door to rear.

#### Tenure

Freehold.

#### Services

All main services are connected.

#### Council Tax

Ashford Borough Council Tax Band: E.

