



199 Canterbury Road, Kennington, Ashford, TN24 9QH

Offers In The Region Of £560,000

**GOULD
HARRISON**

A most spacious semi - detached house in the popular Kennington area.

The flexible accommodation arrangement comprises an entrance hall, kitchen/breakfast room, lounge, dining room, utility, cloakroom, family room/bedroom. To the first floor are four generously proportioned bedrooms, en suite to master and family bathroom. The rear garden enjoys a sunny, southerly aspect and driveway to front providing plenty of off road parking.



UPVC double glazed Front Door to:

Entrance Porch

With glazed door to:

Hallway

Staircase to first floor with two cupboards under.

Sitting Room 14'0 x 12'10 (4.27m x 3.91m)

Double glazed bay window to front, recessed fireplace with fitted electric stove, oak laminate flooring, TV aerial point.

Dining Room 12'5 x 10'0 (3.78m x 3.05m)

Oak laminate flooring.

L Shaped Kitchen/Breakfast Room 19'9 x 19'3 narrowing to 8'9 (6.02m x 5.87m narrowing to 2.67m)

Limestone flooring, porcelain one and a half bowl sink unit, comprehensive range of worktops with drawers and cupboards, wall cupboards, five ring gas hob with extractor chimney, eye level oven, plumbing for dishwasher.

Utility Room 8'8 x 5'4 (2.64m x 1.63m)

Porcelain tiled floor, space and plumbing for appliances, recessed cupboard with gas boiler for central heating and domestic hot water.

Cloakroom

White low level WC and wash hand basin, porcelain tiled floor.

Ground Floor Bedroom 5/Family Room 23'11 x 9'2 (7.29m x 2.79m)

Double aspect windows to front and side, laminate flooring.

First Floor:

Landing

Access to loft space.

Bedroom One 15'10 x 9'2 (4.83m x 2.79m)

Window to rear, large recessed double wardrobe cupboard.

En Suite Bathroom

With panelled bath, separate glass fronted shower cubicle, low level WC and wash hand basin.

Bedroom Two 12'6 x 10'8 (3.81m x 3.25m)

Range of built in wardrobe cupboards to one wall.

Bedroom Three 12'5 x 10'3 (3.78m x 3.12m)

Window to rear, two built in double wardrobe cupboards.

Bedroom Four 9'7 x 8'6 (2.92m x 2.59m)

Window to rear.

Shower Room

Mainly tiled walls and white wash hand basin, low level WC and glass fronted shower cubicle.

Outside

Established hedge to front with parking for several cars and side access to the rear garden which enjoys a sunny aspect with paved terrace, lawn, borders and shrubs with two timber garden sheds.

Services

All main services are connected.

Council Tax

Ashford Borough Council Band: E.

Tenure

Freehold.

