



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.

