



7 The Street, Kennington, Ashford, TN24 9EX  
Guide Price £500,000

GOULD  
HARRISON

GUIDE PRICE £500,000 - £525,000

Built in the 1960's this traditionally constructed home occupies an impressive plot with a stunning 85ft rear garden.

Very well presented, the accommodation comprises an entrance hall, cloakroom, lounge/dining room, kitchen, large conservatory, three bedrooms and bathroom/WC.

The property benefits from gas central heating, modern UPVC double glazing, a generous driveway and garage.

The location of "old Kennington" remains highly desirable with excellent access to local schools and open spaces on your doorstep, viewing is highly recommended.



#### Double glazed Front Door to:

##### Hallway

With staircase to first floor and cupboard under.

##### Cloakroom

With white low level WC and wash hand basin.

#### Lounge/Dining Room 15'11 x 16'10 (4.85m x 5.13m)

Window to front and sliding patio doors to the conservatory, lovely open metal fireplace with tiled hearth.

#### Conservatory 12'11 x 12'2 (3.94m x 3.71m)

Fully glazed with dwarf wall, casement door to the side and patio doors to the rear, laminate floor covering.

#### Kitchen 12'10 x 9'10 (3.91m x 3.00m)

Double glazed window overlooking the rear garden, porcelain sink unit, range of worktops with wood fronted drawers and cupboards under, wall cupboards, four ring gas hob, double oven, space and plumbing for appliances, UPVC double glazed door to garden.

#### First Floor:

##### Landing

With access to loft space.

#### Bedroom One 14'4 x 10'0 (4.37m x 3.05m)

Recessed wardrobe cupboard, window to rear.

#### Bedroom Two 11'8 x 9'10 (3.56m x 3.00m)

Recessed wardrobe cupboard, window to rear.

#### Bedroom Three 10'2 x 6'7 (3.10m x 2.01m)

Double aspect, recessed wardrobe cupboard.

##### Bathroom/WC

Frosted double glazed window to front, white suite with panelled bath and mains shower over, fully tiled walls, pedestal wash hand basin, low level WC, chrome towel rail.

##### Outside

The front garden is laid to lawn with shrubs. Lovely 85ft rear garden with paved terrace, lawn, shrubs and borders, small fish pond, fire pit, summerhouse, beach hut, two timber garden sheds.

Driveway leading to Gates and secure parking area, leading to:

#### Brick Garage 19'6 x 8'3 (5.94m x 2.51m)

With electric light and power.

##### Council Tax

Ashford Borough Council Band: D.

##### Tenure

Freehold.

##### Services

All main services connected.

