



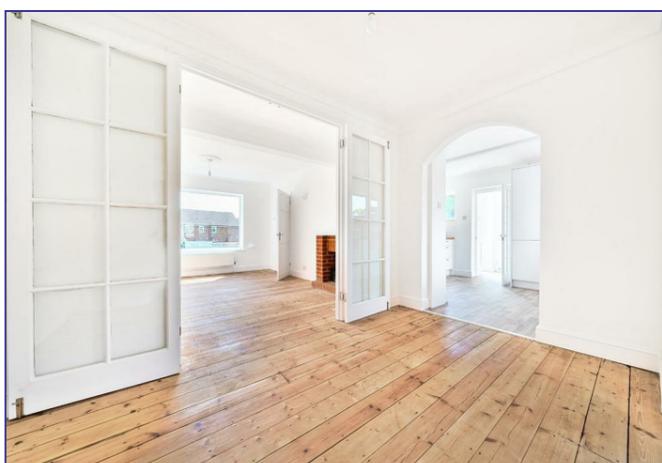
306 Canterbury Road, Kennington, Ashford, TN24 9QU

Price £395,000

GOULD
HARRISON

Recently decorated throughout, this lovely semi detached home sits in an elevated position along the popular Canterbury Road in Kennington. The extended accommodation comprises an entrance hall, cloakroom, kitchen, sitting room, dining room & family room with three bedrooms and four piece bathroom suite to the upper floor. The rear garden is notably generous whilst the property also benefits from a most generous front garden, garage, driveway, gas central heating and double glazing. Local schools and transport links are within easy reach along with many lovely countryside walks.

NO ONWARD CHAIN.



Entrance Hall

Door to:

Sitting Room 14'3 x 11'11 (4.34m x 3.63m)

Double glazed window to front, feature fireplace, radiator, coved ceiling, french doors opening to:

Dining Room 11'11 x 7'1 (3.63m x 2.16m)

Radiator, opening into:

Family Room 12'6 x 11'4 (3.81m x 3.45m)

Double glazed French doors to rear garden, double glazed window to rear, radiator, coved ceiling, downlighters.

Kitchen 11'4 x 9'11 (3.45m x 3.02m)

Double glazed window to rear. Generous range of fitted wall and base units with high gloss finish to the cupboards and drawers, four ring gas hob with stainless steel surround and extractor over, electric oven, plumbing and space for dishwasher and washing machine, stainless steel sink with mixer tap and drainer unit.

Rear Lobby

Double glazed door to front, double glazed window to side, door to:

Cloakroom

Double glazed window to rear, low level WC, wash hand basin.

First Floor:

Landing

Doors to:

Bedroom One 12'0 x 11'4 (3.66m x 3.45m)

Double glazed window to rear, radiator.

Bedroom Two 12'0 x 10 (3.66m x 3.05m)

Double glazed window to front, radiator.

Bedroom Three 9'11 x 8'4 (3.02m x 2.54m)

Double glazed window to rear, cupboard housing boiler and cupboard housing hot water cylinder, radiator.

Bathroom

Modern four piece suite comprising panelled bath with mixer tap, separate shower cubicle housing electric shower, pedestal hand basin, chrome heated towel rail, double glazed window to front.

Cloakroom

Double glazed window to side, Low level WC.

Rear Garden

A generous outside space which is mainly laid to lawn with panelled enclosed fencing, paved patio seating area, ornamental pond, wood built shed, outside cold water tap, lighting, side gated access.

Driveway & Detached Garage

Driveway providing off road parking leading to a detached single garage.

Tenure

Freehold.

Services

All main services are connected.

Council Tax

Ashford Borough Council Tax: D.

