

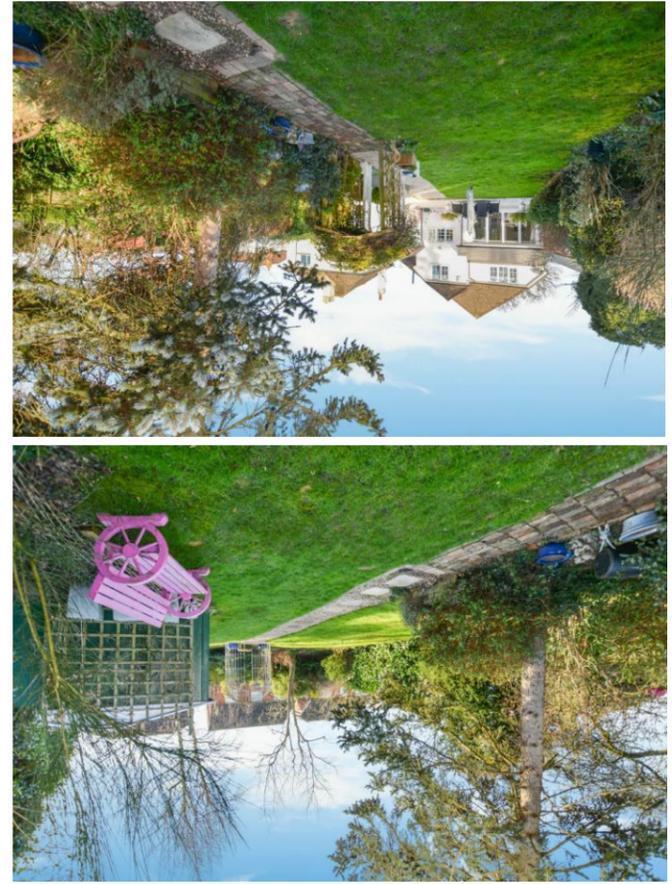
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Deemed to be such a sought-after area, living along Canterbury Road in Kennington certainly comes with its rewards; close proximity to schooling, easy access into Ashford, walking distance of local amenities within Kennington and just a short drive to the M20 to name just a few.

Set up enjoying an elevated position is this beautifully presented 1930's built family home. Superbly improved over time, with the addition of a self-contained annex, this home really is set up for modern day living, yet sympathetically enjoys the period charm of a by-gone era.

Extended on the rear, the open-plan kitchen/living/dining room is sure to prove to be the true 'hub of the home' here, a suitably proportioned kitchen offers plenty of cupboard and work surface

space, whilst the family living/dining area enjoys a wonderful view down the garden through the bi-folding doors; what a cracking feature and one we expect to be fully utilised throughout the summer months! Off the hallway is another equally impressive reception room, measuring in at 22ft is the main family living room. There is also a downstairs cloakroom/WC and fitting hallway with staircase leading upstairs to close off the ground floor accommodation, enjoying a traditional tiled floor tying in with the charm of this home.

The spacious feeling continues upstairs, first noticing this on the open landing. There are three bedrooms upstairs within the main house, all of which generous double bedrooms. To the front is a bay-fronted room, plenty of space for your own bedroom furniture and with the period features continuing in the shape of high ceilings, deep skirting boards and picture rails.

- Main house comprising three double bedrooms
- Self-contained one-bedroom annex (with private entrance)
- Beautifully presented 1930's period home
- Highly sought-after location situated along Canterbury Road in Kennington

Behind this bedroom is the impressive master bedroom, a substantial 20ft in length and enjoying that wonderful view of the rear garden. Bedroom three sits above the annex, accessed by taking just a few steps down from the landing and quirkier than the rest of the house with a sloped ceiling. Also off the landing is the family bathroom, not your usual pokey and squeezed after-thought! Approaching 17ft in length this really is a spacious bathroom, featuring a four-piece suite; walk-in shower, corner bath, his & her's basins and WC and still plenty of space to move around! Rounding off the upstairs is a second WC and two useful storage cupboards, all accessed from the landing.

Whether you have an elderly relative living with you, a teenager who wants their own space or a family member who lives independently but requires some support, the annex could meet any of these needs with ease. There is also potential (subject to necessary consents) to use the annex as an income generator advertising as a holiday rental/Air B&B or even just renting out on an AST on a longer let. There are plenty of options. Accommodation wise there is a generous double bedroom to the front with fitted wardrobes. Modern shower room comprising a three-piece suite; walk-in shower, wash basin with vanity, storage, and WC. The main living space is open-plan, with a modern grey-gloss fronted kitchen and living area. The high ceilings make this room feel larger than it is and the roof lantern pulls in so much natural light; what a cracking feature! The annex also enjoys its own private front door, really make this space so versatile in its use.

Externally the first thing you'll notice is the ample off-street parking to the front, plenty of space to park numerous vehicles and all hidden behind double-electric gates when you're at home!

To the rear, adjacent the back of the house is a large patio area, perfect for entertaining, alfresco dining or just to soak up those rays! The garden is south facing so enjoys sun throughout the day and that is clear to see with the thriving shrubs, bedded plants and mature trees that are dotted around this well-matured garden. Measuring approx. 100ft there is a large lawn with trees and shrubs strategically placed. Although the garden is currently open allowing free access to the annex and vice-versa, a simple fence boundary could be installed to give the annex a private garden to the rear should this be desired.

