





EPC Rating:
TBC



A substantial three-bedroom bungalow, sitting on a plot of approx. 1/4 of an acre. We believe there is scope for potential of extension, re-modelling and improvement, as well as potential to the bottom of the garden to possibly build another property/create a building plot (subject to necessary planning consents).

Currently the bungalow itself is a large and extended property, originally built in c1920 and now comprises three generous double bedrooms, a lounge measuring 19ftx11ft, four-piece family bathroom and a large 'L' shaped kitchen/ dining/family room to the rear opening onto the garden. Directly adjacent to the rear of the

property is a large patio which extends along the side of the house and behind the kitchen, providing a fantastic space to entertain guests, enjoy BBQ's and sit out during the warmer months. The rest of the garden is mostly laid to lawn, with mature tree and hedgerow boundaries, some mature tree's and panel fencing to the bottom. Along the side of the garden an access roadway allows vehicular access to the bottom of the garden, where there is hardstanding to park numerous vehicles, alongside a garage (with power) and lean-to car port.

The bottom of the garden is where we believe the potential of a building plot lies. With vehicular access

- Three-bedroom substantial bungalow
- Scope for improvement, extension and re-modelling
- Potential for building plot at bottom of garden
- Forward chain agreed

already in place, the garden is of suitable size to be sectioned off and a plot created to the bottom of the garden, where in our opinion, planning may be sought for the erection of either one single storey dwelling, or possibly a pair of semi-detached single-storey dwellings. Currently no plans have been drawn up, nor have any discussions taken place with the local authority. We advise any interested parties to make their own investigations with the local authority to this affect.

ABOUT KENNINGTON

Situated to the north of Ashford, Kennington has always been popular with families with a choice of schooling on your doorstep. There are numerous schools to choose from at primary level, whilst the secondary and grammar schools within Ashford are easily reachable, either by foot or public transport. Kennington is also well situated for access onto the M20 at junction 9, if you are heading back into the Town Centre or if you want to escape; with Wye and the downs on the doorstep too, you can be in the middle of the country within a matter of minutes. The A251 Faversham Road and A28 Canterbury Road also allow for easy access to both Faversham and Canterbury, respectively.





Ground Floor
Approx. 113.1 sq. metres (1216.9 sq. feet)



Total area: approx. 113.1 sq. metres (1216.9 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide. Copyright WarnerGray. Plan produced using PlanUp.