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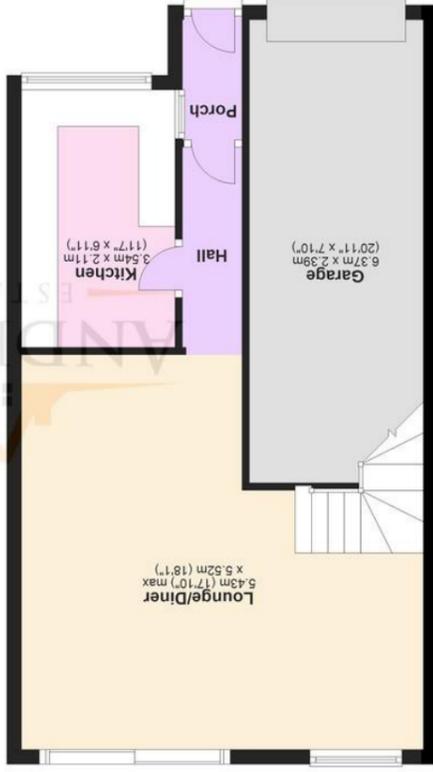
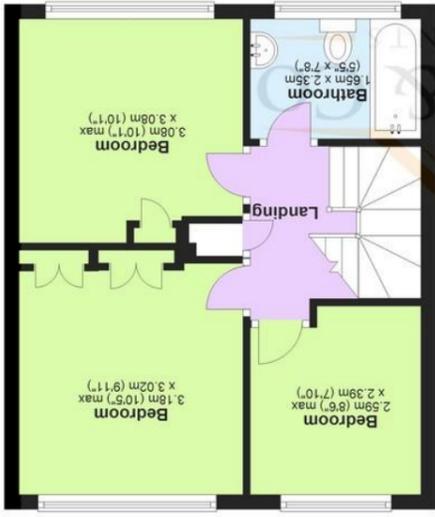
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and an illustration purpose which may not be to scale. If there are any important matters likely to affect your decision to buy please contact us before viewing the property.

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
 NB: The attic rooms are included within the total square footage, but the eaves space is not.
 Plan produced using PlanUp.

Total area: approx. 88.9 sq. metres (957.0 sq. feet)





Set in the sought-after Kennington area of Ashford, this Three bedroom 'offset' terraced family home offers spacious accommodation throughout and a superb opportunity for you to make your own mark on a home. Convenience is certainly a massive advantage for the location of the property with excellent access to local amenities, array of good schools, public transport links to Ashford Town Centre and the International Train Station. There is also good access to both Junction's 9 & 10 of the M20 as well as Faversham and Canterbury.

on to the hallway from here you access the kitchen and lounge/diner. The kitchen is situated to the front of the property, with ample wall and base units as well as integrated appliances including dishwasher, washing machine and oven with hob. The centre piece of this loving home is the large open plan lounge/diner to the rear of the property, spreading the whole width of the house there is plenty of space left over once furniture has been added. The large patio door and additional window mean this room is flooded with natural light.

- 3 Bedroom 'offset' Terraced House
- Open Plan Lounge/Diner
- Kitchen with Integrated Appliances
- Good Size Bedrooms
- Garage & Off-Road Parking

Inside this property, as you enter on the ground floor there is a small porch with space to store shoes, leading

Upstairs on the first floor you will find the three bedrooms and the family bathroom. Two of the bedrooms

are doubles, both of these are light and airy as result of the large windows as well as benefiting from in-built storage. The third bedroom is also spacious and larger than most third bedrooms on offer. Lastly the family bathroom offers W/C, hand basin and bath with shower overhead.



Externally to the front of the property you will find parking for up to 2 cars with the potential to create even more in the future. There is also a garage which presents the perfect opportunity to expand in the future if you choose to convert. The property overlooks the green in Grasmere Road which is a communal area for local residents and offer a fantastic outlook. To the rear there is a good size garden with a small patio area and the rest laid to lawn.

Please refer to floorplan for room sizes and layout.

Tenure: Freehold

Local Authority: Ashford Borough Council

