





Situated along the popular Faversham Road within Kennington, is this three-bedroom semi-detached 1930's home, enjoying close proximity to local amenities and schooling.

There is plenty to catch your attention here, including off-street parking to the park, a large rear garden and potential to extend (subject to necessary planning consent). There are two reception rooms (knocked through) a large modern kitchen and upstairs bathroom.

The large low maintenance garden measures approx. 100ft in length and comprises both a patio and decking

area as well as a summer house and artificial lawn.

In our opinion this home would make a perfect first time buy or family home. With the proximity of local schooling close-by too, you'll have no need to move again as your family grows.

**Tenure:** Freehold

**Local Authority:** Ashford Borough Council

**Council Tax Band:** C

- Three-bedroom semi-detached house
- Off-street parking to the front
- Low maintenance garden to the rear
- No onward chain

### ENTRANCE HALLWAY

**LOUNGE** 11' 6" x 11' 7" (3.51m x 3.55m)

**DINING ROOM** 11' 6" x 12' 4" (3.52m x 3.77m)

**KITCHEN** 14' 1" x 7' 10" (4.31m x 2.41m)

### FIRST FLOOR LANDING

**BEDROOM** 11' 6" x 14' 9" (3.52m x 4.51m)

**BEDROOM** 10' 5" x 8' 3" (3.19m x 2.53m)

**BEDROOM** 11' 6" x 9' 10" (3.53m x 3.02m)

### FAMILY BATHROOM

### OUTSIDE

### DRIVEWAY PARKING

### REAR GARDEN



### LOCATION

Kennington is found to the north of Ashford and is mostly sought after amongst families due to the choice of schooling on your doorstep. There is also fantastic transport links back into Ashford, as well as the A251 giving access to Faversham and A28 to Canterbury, both within easy reach.

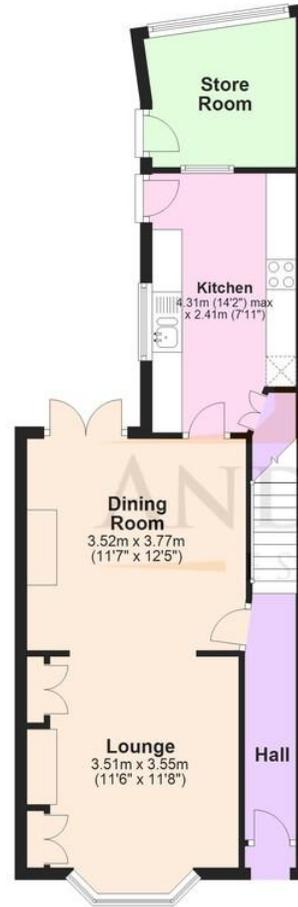
Also close by is a local convenience store, Kennington Cricket Club, numerous takeaways, and Eureka Leisure park is within walking distance too.





### Ground Floor

Approx. 49.0 sq. metres (527.1 sq. feet)



### First Floor

Approx. 43.7 sq. metres (470.3 sq. feet)



Total area: approx. 92.7 sq. metres (997.4 sq. feet)

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