



130 Raymond Fuller Way, Kennington  
£375,000

# 130 Raymond Fuller Way

Kennington, Ashford

Miles & Barr are delighted to offer to the market this stunning three bedroom extended home in the sought after location of Little Burton! Set within a secluded crescent, just minutes from local schools and amenities, this home has recently undergone extensive renovation and refurbishment to offer a beautifully finished kitchen diner with fully integrated appliances and a large breakfast bar in addition to the extension which is currently home to a second lounge, however it would also be perfect for those looking for a home office. To the ground floor is also the main lounge which is accessed via french doors from the kitchen, in addition to a handy downstairs cloakroom. Upstairs, you will find two great sized double bedrooms and a third single, as well as the main bathroom. Externally the property offers off street parking to the front for two cars, with side access to the well proportioned rear garden, which is mostly laid to lawn.

Tenure: Freehold

- Sought After Location
- Stunning Open Plan Kitchen Diner
- Close To Local Schools & Amenities
- Off Street Parking
- Extended Three Bedroom Home





## Entrance Hall

### Entrance

### Lounge

Dimensions: 4.51 x 3.83 (14'9" x 12'6").

### Kitchen

Dimensions: 4.34 x 3.21 (14'2" x 10'6").

### WC

Dimensions: 0.86 x 1.40 (2'9" x 4'7").

### First Floor

### Bedroom One

Dimensions: 4.09 x 2.72 (13'5" x 8'11").

### Bedroom Two

Dimensions: 3.64 x 2.95 (11'11" x 9'8").

### Bathroom

Dimensions: 2.01 x 1.94 (6'7" x 6'4").

### Bedroom Three

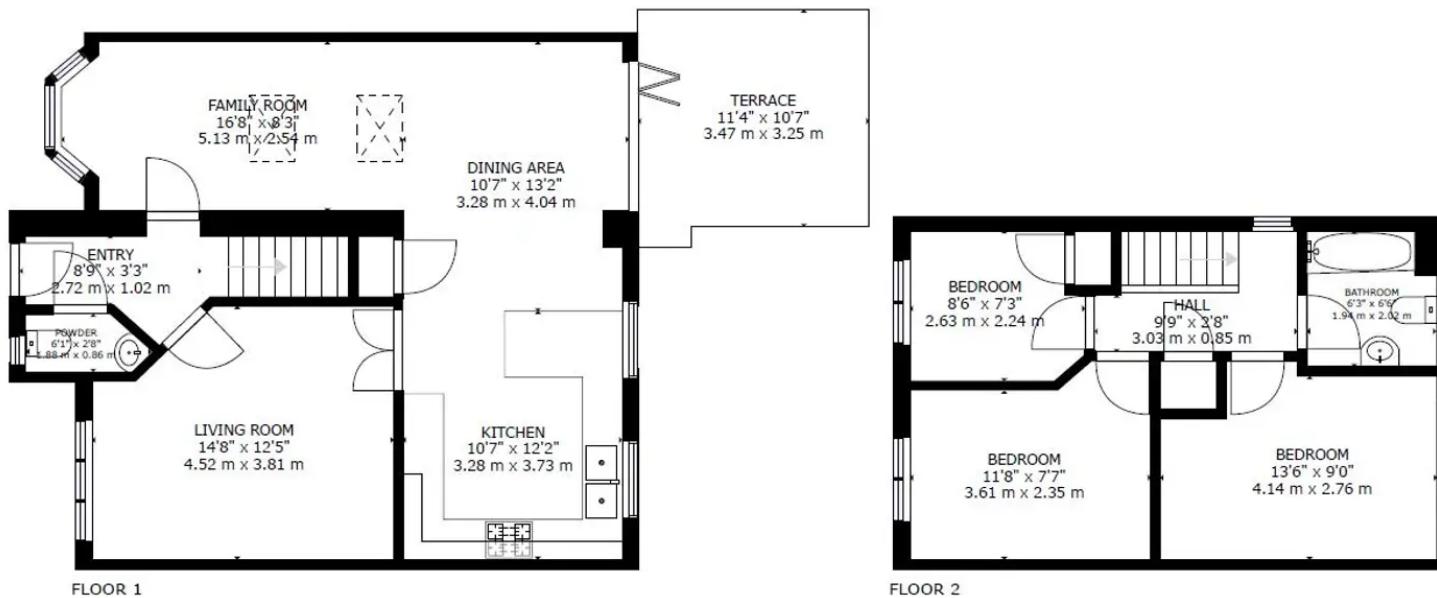
Dimensions: 2.96 x 2.24 (9'8" x 7'4").

### External

### Off Street Parking

### Rear Garden





GROSS INTERNAL AREA  
 FLOOR 1: 689 sq.ft, FLOOR 2: 419 sq.ft  
 EXCLUDED AREA: TERRACE: 118 sq.ft  
 TOTAL: 1108 sq.ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)