



7 Guernsey Way, Kennington  
£420,000



## 7 Guernsey Way

Kennington, Ashford

Miles & Barr are delighted to present to the market this newly refurbished three bedroom link-detached home in the highly sought after suburb of Kennington! With local schools and amenities close by and Ashford Town Centre and International Train Station just a short drive away, this home offers a spacious and immaculate accommodation set across two floors comprising of a large external entrance porch, entrance hall with w/c, spacious modern kitchen and a large lounge leading out to the conservatory. Upstairs, there are two great sized double bedrooms, both benefitting from built in wardrobes and the larger of the two also offering an en-suite shower room. On this floor you will also find a single third bedroom and a beautifully finished three piece bathroom. Externally, this property offers off street parking to the front with a single garage which includes light, power and loft storage. To the rear is the newly landscaped garden which offers several spaces for entertaining as well as mature shrubs and a small pond. This home has recently been refurbished to a high standard and is sure to be sought after! Get in touch with Miles & Barr today to book your viewing.

Tenure: Freehold

- Three Bedroom Link-Detached Home
- Great Transport Links
- Newly Refurbished
- Landscaped Garden
- Off Street Parking & Garage





## Ground Floor

### Hallway

### Kitchen

Dimensions: 3.39 x 2.77 (11'1" x 9'1").

### w/c

Dimensions: 1.84 x 0.86 (6'0" x 2'9").

### Living Room

Dimensions: 4.78 x 4.32 (15'8" x 14'2").

### Conservatory

Dimensions: 4.49 x 2.47 (14'8" x 8'1").

## First Floor

### Bedroom One

Dimensions: 3.52 x 2.79 (11'6" x 9'1").

### En-Suite

Dimensions: 1.61 x 1.53 (5'3" x 5'0").

### Bedroom Two

Dimensions: 2.93 x 2.79 (9'7" x 9'1").

### Bedroom Three

Dimensions: 2.54 x 1.91 (8'3" x 6'3").

### Bathroom

Dimensions: 1.90 x 1.87 (6'2" x 6'1").

### External

### Rear Garden

### Off Street Parking



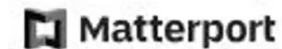


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 579 sq. ft. FLOOR 2: 406 sq. ft.  
TOTAL: 985 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)