



## 231 Canterbury Road

Kennington

Ashford, Kent TN24 9QH

Beautifully presented detached chalet bungalow on a large secluded plot providing established garden and parking.

Guide Price: £365,000



### Accommodation

Sitting Room • Dining Area • Kitchen • 4 Bedrooms  
En-Suite Shower Room • Conservatory

### Gardens

Large, well stocked rear garden, many established trees and shrubs, paved patio and decking, parking to the front.

### Communications

A28 to Canterbury and Tenterden • Willesborough Road to M20 Junction 10 • Trinity Road or Simone Weil Avenue to M20 Junction 9 • A251 to Faversham  
• Ashford International Railway Station to London St. Pancras - approximately 37 minutes





## Situation

The Canterbury Road is an attractive approach into Ashford upon which there are many individual and substantial properties occupying good sized plots. This detached chalet bungalow is set back from the road with mature and established garden to the front along with parking and a garage to the side. Kennington is on the edge of town close to open countryside and popular villages such as Wye, Boughton Aluph, Westwell and Challock. Ashford town centre is approximately 2 miles distant. Within Kennington are schools for both primary and secondary ages, Ashford Rugby Club along with further playing fields and cycle paths, one of which leads directly to Ashford International Railway Station and the Stour Centre. From Kennington, access can easily be gained to either motorway junctions 9 or 10.

## 231 Canterbury Road

Offering more than just a conventional chalet bungalow, this home has been beautifully presented with ground floor accommodation offering versatile space with bespoke conservatory enjoying views of the rear garden. There is an open plan modern kitchen/dining room with distinct kitchen and dining areas, a cosy snug that could double as an occasional fourth bedroom. On the first floor there is a single bedroom with en-suite shower room. The property has double glazed windows and gas heating via radiators.

## Exterior

Occupying a large plot with ample parking to the front along with mature planting. To the rear there is a good sized garden with paved patio and decking, many mature trees and shrubs providing seclusion, extensive lawn.

## Services

All mains services connected.

## Directions

**Coming into Ashford on the M20**, come off at Junction 9 taking the third exit Fougères Way. Continue on this stretch of dual carriageway to the Waitrose Roundabout taking the first exit onto Simone Weil Avenue. Follow this dual carriageway remaining in the left hand land past the entrance to Sainsburys on your left hand side, continuing to the T junction at the traffic lights adjoining the Canterbury Road. Turn left here going over the motorway bridge remaining on the Canterbury Road, through the first set of traffic lights and at the next set following the signpost to Canterbury remaining on the Canterbury Road. This will be the right fork. Continue for a short distance and the property will be found on your right hand side.

## Viewing

Strictly by appointment only.  
**(Reference AI183)**

## Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

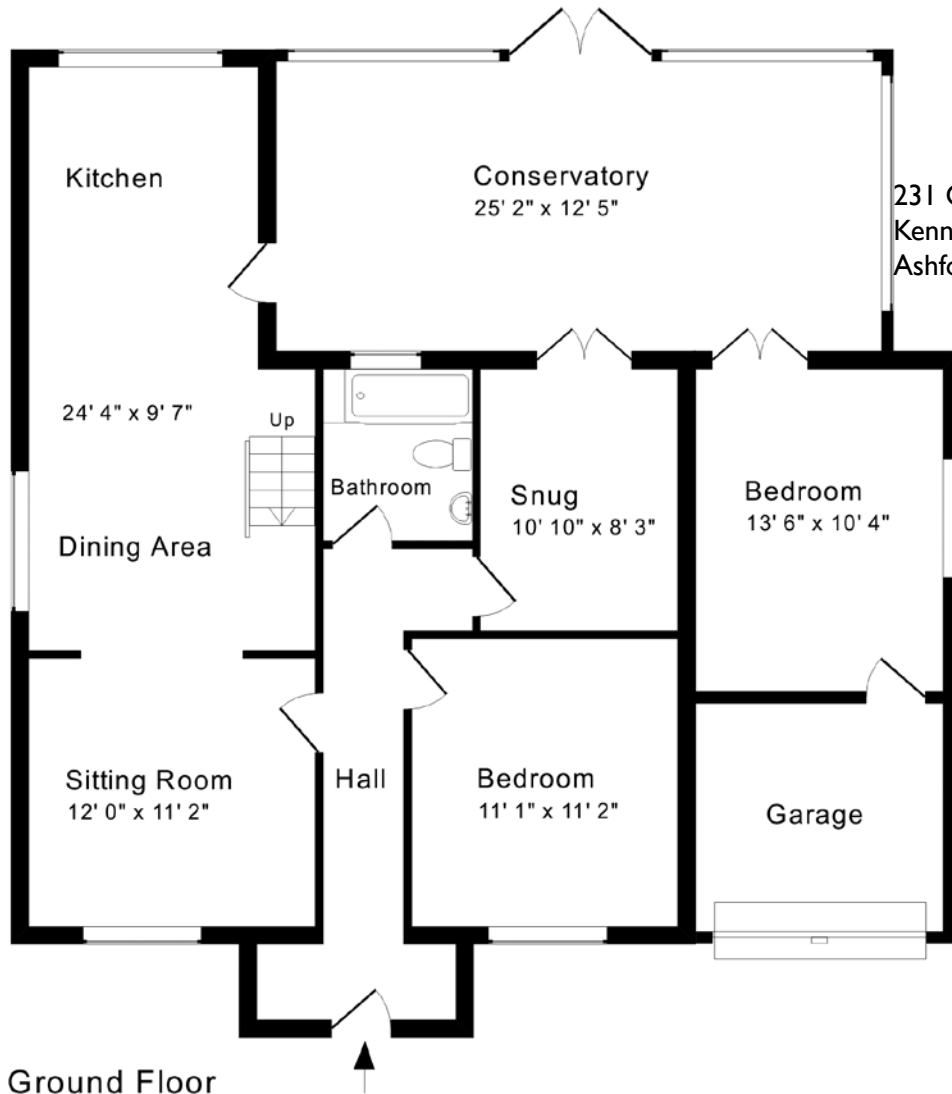
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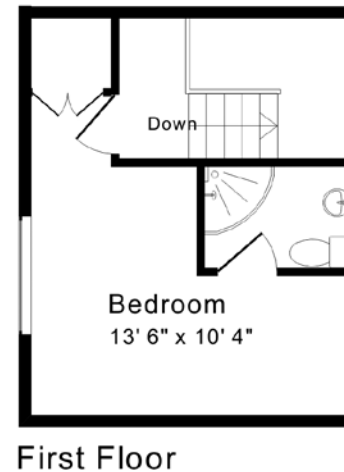
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# Ashford Homes

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Kennington  
Ashford, Kent TN24 9QH



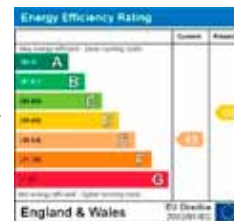
Ground Floor

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## Energy Efficiency Rating

This graph shows the current energy efficiency of this property. The full version of the certificate is available upon request.



## Kennington

Kennington is one of the most attractive areas within the thriving Market Town of Ashford and is broadly located about a mile to the north east of the town centre and the International Station.

The primary routes to Canterbury and Faversham make their way out of the town through Kennington, whilst Junction 9 of the M20

motorway is particularly accessible.

In recent years the area has been joined by a new business park with a Bannatynes Gym, Cineworld, restaurants and offices.

Elsewhere, Kennington provides a good number of local facilities including convenience stores, surgeries, 12th Century church and schools for all ages.



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**Bill Dane**

Head of Hobbs Parker  
Ashford Homes