



82 Guernsey Way, Kennington
£475,000



82 Guernsey Way

Kennington, Ashford

Miles & Barr are delighted to present to the market this Beautiful Five Bedroom Link-Detached Home in the popular location of Guernsey Way, Kennington!

Having undergone substantial extension in recent years, this home now offers an immaculate open plan accommodation comprising of a large, well appointed kitchen with a breakfast bar and integrated appliances which leads out through french doors to a separate dining room with wrap around windows, a substantial utility room, home office and W/C, whilst to the front of the property is a great sized living room which benefits from dual aspect windows and bay frontage. Upstairs you will find five brilliant sized bedrooms, four of which comfortably fit double beds and the master benefitting from an en-suite shower room. The main bathroom is finished immaculately with vanity units and a bath with overhead shower.

Externally the property boasts a substantial low maintenance garden laid to both patio and artificial grass, with plenty of shed and storage spaces. The front of the property wraps around a corner plot, with a stunning oak storm porch and off street parking comfortably for two cars. Further benefits include solar panels, gas central heating, side access and close links to local schools and amenities.

Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. | We use a specialist third party service to verify your





Ground Floor

WC

4' 10" x 5' 7" (1.47m x 1.69m)

Utility Room

10' 6" x 12' 4" (3.2m x 3.77m)

Study

6' 9" x 8' 2" (2.05m x 2.5m)

Kitchen

16' 11" x 12' 4" (5.16m x 3.77m)

Lounge

16' 3" x 10' 4" (4.96m x 3.16m)

Dining Room

12' 8" x 7' 9" (3.85m x 2.37m)

First Floor

Bedroom One

11' 12" x 10' 3" (3.65m x 3.12m)

En-Suite

9' 3" x 4' 8" (2.83m x 1.43m)

Bedroom Two

6' 8" x 9' 3" (2.03m x 2.81m)

Bedroom Three

11' 4" x 10' 3" (3.46m x 3.12m)

Bedroom Four

13' 1" x 8' 4" (4m x 2.53m)

Bedroom Five

15' 2" x 8' 3" (4.63m x 2.52m)

Bathroom

7' 11" x 6' 4" (2.42m x 1.93m)





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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