



**399 Canterbury Road, Kennington**

Offers in Region of **£750,000**



# 399 Canterbury Road

Kennington, Ashford

Exquisite 5-bed house with a fusion of sophistication and comfort. Situated in a premium location, it offers spacious rooms, modern kitchen, double garage, large garden, home office, and excellent transport links. A luxurious and versatile living space. Don't miss out, arrange a viewing today.

Council Tax band: F

Tenure: Freehold

- Five Bedrooms
- Three Reception Rooms
- Modern Kitchen
- Double Garage
- Large Garden
- Home Office
- Conveniently Located for Amenities
- Constructed in 2005
- NO ONWARD CHAIN





### Hallway

Spacious and inviting hallway with stairs to first floor, under stairs cupboard and doors to principle rooms and internal door to double garage.

### Cloakroom

With low level wc, wash hand basin and obscure window to side.

### Study

11' 9" x 6' 8" (3.58m x 2.03m)

Window to front and storage cupboard.

### Lounge

19' 10" x 14' 4" (6.05m x 4.37m)

Dual aspect double glazed windows to side and rear.

Feature inglenook style fire surround with oak beam incorporating wood burning stove.

### Dining Room

15' 6" x 11' 4" (4.72m x 3.45m)

Double glazed windows and French doors to rear enjoying views across garden and personal door to Kitchen.

### Kitchen/Breakfast Room

15' 1" x 14' 0" (4.60m x 4.27m)

Excellent range of base and wall units. Worksurface incorporating 1½ bowl single drainer stainless steel sink unit with monobloc tap. Hotpoint halogen ceramic hob with stainless steel extractor cooker hood canopy above. Integrated Hotpoint double oven with integrated microwave. Integrated dishwasher. Concealed worksurface lighting. Glazed tiled surrounds. Recessed downlighters. Coved ceiling. Space for upright fridge freezer. Wall mounted radiator. Tiled floor with underfloor heating.





**Utility Room**

9' 7" x 6' 7" (2.92m x 2.01m)

Worksurface with inset single drainer stainless steel sink unit. Space and plumbing for washing machine and space for tumble drier. Double glazed window and door to side.

**Walk in storage cupboard****Galleried Landing**

Double glazed windows to front and side, airing cupboard with radiator. Loft access.

**Master Bedroom**

22' 7" x 14' 4" (6.88m x 4.37m)

Dual aspect with windows to side and rear. Dressing Room Area incorporating a range of fitted wardrobes.

**En-suite Bathroom**

White suite comprising bath, wash basin in vanity surround, fully tiled double shower cubicle with glazed screen. Tiled floor, extractor fan, double glazed window to front.

**Bedroom**

12' 7" x 14' 0" (3.84m x 4.27m)

Double glazed window to rear and built-in wardrobes.

**En-suite Bathroom**

White suite comprising panelled bath, mixer tap with shower attachment over. Vanity unit with integrated low level flush W.C. Circular wash basin with monobloc tap. Double glazed window to side, chrome plated heated towel rail.

**Bedroom**

11' 4" x 8' 3" (3.45m x 2.51m)

Built-in wardrobes.





**Bedroom**

11' 1" x 10' 10" (3.38m x 3.30m)

Double glazed window to side and built in wardrobes.

**Bedroom**

18' 5" x 8' 1" (5.61m x 2.46m)

Double glazed window to front, fitted with range of wardrobes and cupboards.

**Family Bathroom**

14' 0" x 6' 10" (4.27m x 2.08m)

White suite comprising panelled bath, vanity unit having inset wash basin, low level W.C. Fully tiled shower cubicle. Fully tiled walls. Double glazed window to side. Tiled floor with heated towel rail.

**Front Garden**

Predominantly laid to lawn with shrub borders. Block brick paved driveway providing parking and turning area for several cars.

**Rear Garden**

Predominantly laid to lawn, well screened by hedging and fencing. Gated side access with block paved patio area.

**Double garage**

2 Parking Spaces

2 up and over doors with power and light. Double glazed window to front. Wall mounted gas fired boiler supplying hot water and central heating and integrated door to hallway.

**Driveway**

4 Parking Spaces

Block paved driveway providing parking for up to 4 vehicles.















### Ground Floor

Approx. 132.8 sq. metres (1429.2 sq. feet)



### First Floor

Approx. 138.5 sq. metres (1490.9 sq. feet)



Total area: approx. 271.3 sq. metres (2920.1 sq. feet)

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



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and purchasers are advised to satisfy themselves as to the working order and condition, if a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

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