



## Guernsey Way, Kennington

In Excess of £415,000

## 52 Guernsey Way

Kennington, Ashford

An expansive 5 bedroom family home, located in a sought-after Kennington location. A south-west facing garden enjoys sun throughout the day whilst there is parking on the driveway to the front for two cars, including an EV charging point.

Council Tax band: E

Tenure: Freehold

- Extended Five Bedroom Family Home
- Four Double Bedrooms
- Large Family Lounge/Diner
- Principle Bedroom with En-suite
- Converted Garage
- South-West Facing Garden
- Walking Distance to Towers School
- Easy Access to M20 (jct 9)



**Entrance Hallway**

**WC**

**Kitchen**

11' 11" x 8' 8" (3.63m x 2.63m)

**Lounge Diner**

15' 7" x 18' 0" (4.76m x 5.48m)

**Second Reception Room**

8' 8" x 16' 2" (2.63m x 4.93m)

**First floor landing**

**Bedroom**

16' 4" x 8' 11" (4.99m x 2.72m)

**En-suite**

**Bedroom**

10' 10" x 6' 5" (3.31m x 1.96m)

**Bedroom**

8' 11" x 10' 9" (2.72m x 3.28m)

**Bathroom**

**Second floor**

**Bedroom**

13' 9" x 15' 3" (4.19m x 4.64m)

**Bedroom**

14' 6" x 8' 8" (4.41m x 2.63m)



**REAR GARDEN**

**DRIVEWAY**

2 Parking Spaces

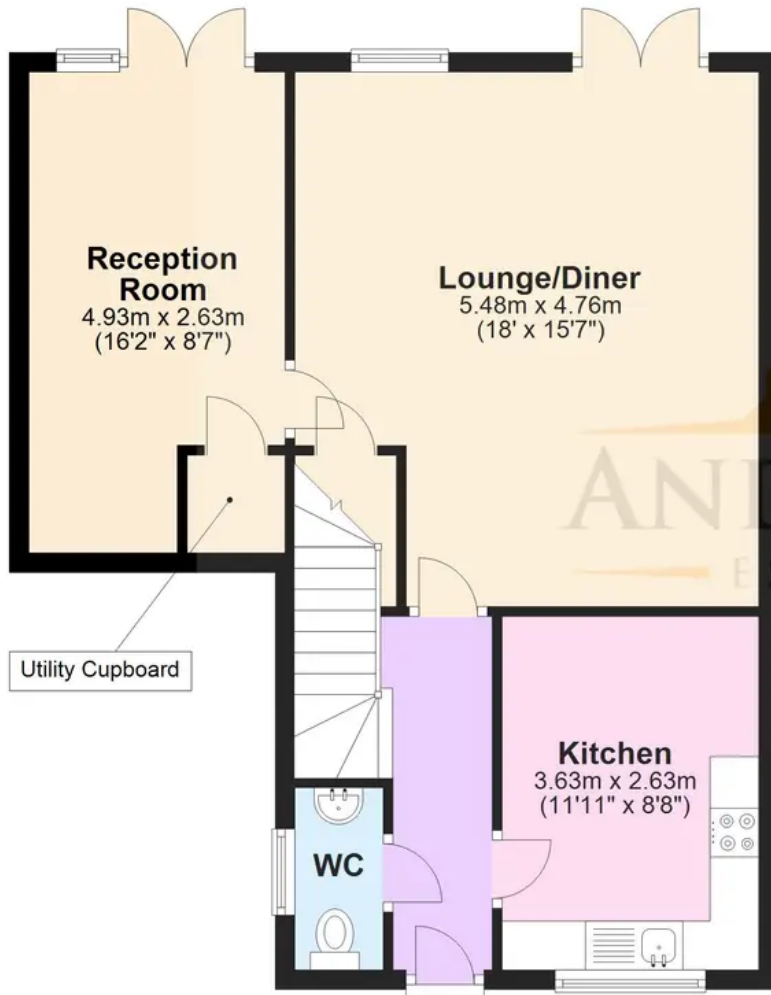






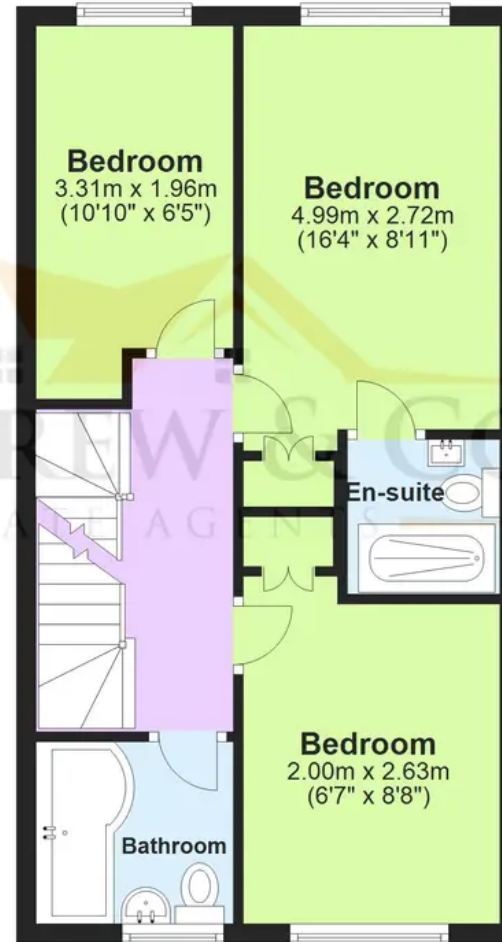
## Ground Floor

Approx. 57.3 sq. metres (616.4 sq. feet)



## First Floor

Approx. 44.0 sq. metres (473.4 sq. feet)



## Second Floor

Approx. 35.5 sq. metres (382.0 sq. feet)



Total area: approx. 136.7 sq. metres (1471.8 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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