



**87 Tritton Fields, Kennington**  
**£350,000**

# 87 Tritton Fields

Kennington, Ashford

An extended 3-bedroom house, situated along the sought after Tritton Fields in Kennington, close to local amenities, schools, The Ridge playing fields and offered for sale with no onward chain.

Council Tax band: C

Tenure: Freehold

- Extended three-bedroom semi detached house
- Open kitchen/dining/snug family space
- New bathroom fitted
- Generous south-east facing garden
- Driveway to the side of the house and garage
- New boiler fitted
- New uPVC double glazed windows fitted
- New fascias, soffits & gutters
- No onward chain



### Lounge

11' 7" x 16' 0" (3.54m x 4.87m)

Window to the front, chimney breast with inset log burner and recessed shelving, panel radiator, laminate wood flooring.

### Dining Room

12' 10" x 8' 4" (3.90m x 2.54m)

Partly glazed composite door & window to side, stairs to first floor, panel radiator, laminate wood flooring. Open through to the snug area and kitchen.

### Snug

5' 10" x 8' 5" (1.77m x 2.57m)

Window to side, Patio doors to the garden, laminate wood flooring.

### Kitchen

9' 8" x 7' 4" (2.94m x 2.23m)

Base units with wood work surfaces over, inset stainless steel sink/drain, shelving, space for free-standing electric cooker, plumbing and space for a dishwasher & washing machine. Under-stairs storage cupboard, open through to utility area.

### Utility area

5' 10" x 6' 2" (1.78m x 1.89m)

Door to garden, space for free-standing fridge/freezer, space for tumble dryer, further wall & base cupboards and shelving.

### First Floor Landing

Doors to each bedroom, door to bathroom, loft access, laminate wood flooring. Carpet to stairs.

### Bedroom 1

11' 7" x 9' 1" (3.54m x 2.78m)

Window to the front, built-in wardrobe, panel radiator, laminate wood flooring.

### Bedroom 2

9' 9" x 9' 1" (2.97m x 2.78m)

Window to the rear, built-in wardrobe, panel radiator, laminate wood flooring.



## **GARDEN**

Patio adjacent to the rear of the house, generous lawn with planted borders, mature trees & shrubs. Covered seating area to the bottom of the garden, fenced boundaries and gated side access. Personnel door to garage, outside lights and tap.

## **FRONT GARDEN**

Mostly laid to lawn with planted borders.

## **GARAGE**

Single Garage

## **DRIVEWAY**

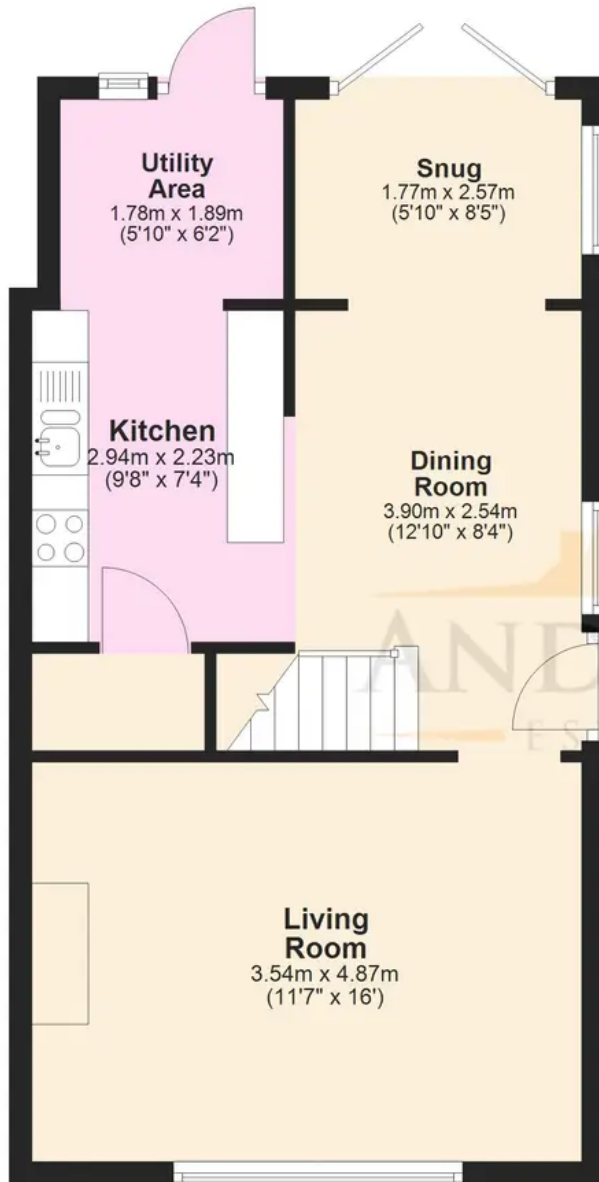
3 Parking Spaces





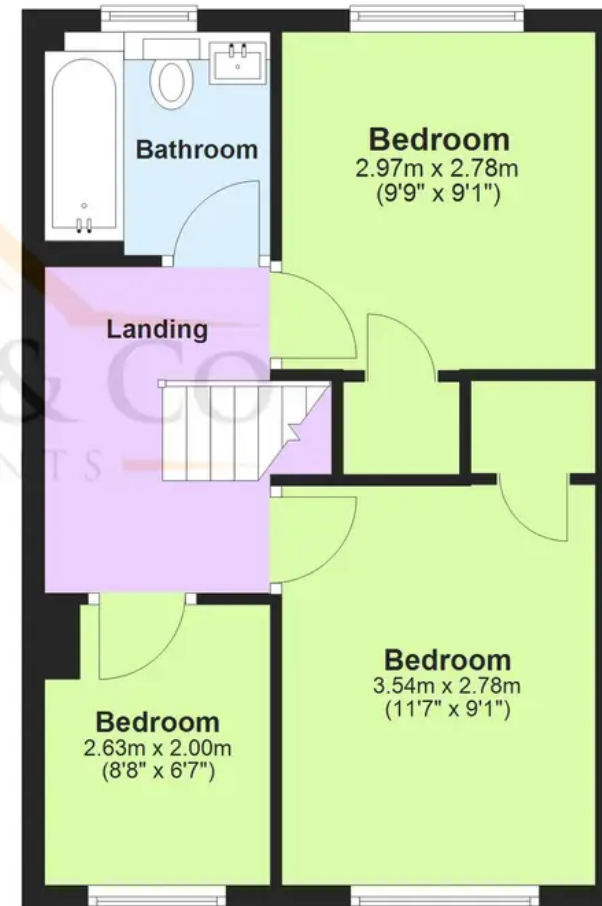
## Ground Floor

Approx. 45.3 sq. metres (487.3 sq. feet)



## First Floor

Approx. 36.9 sq. metres (396.9 sq. feet)



Total area: approx. 82.1 sq. metres (884.2 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.

**Andrew & Co Estate Agents - Ashford**

01233 632383

[info@andrewandco.co.uk](mailto:info@andrewandco.co.uk)

