



28 The Street, Kennington

Offers in Region of £650,000

28 The Street

Kennington, Ashford

Charming 4-bed detached cottage in popular Kennington location. Generous bedrooms, modern kitchen/diner with bi-fold doors to garden.

Enchanting outdoor oasis with large patio and landscaped garden. Resin driveway, garage, and potential for expansion.

Council Tax band: D

Tenure: Freehold

- Period Extended Detached Cottage
- Popular Kennington Location
- Lovingly Maintained & Secluded Garden
- 4 Good Sized Bedrooms
- Detached garage with driveway
- Lounge with fire place and additional sitting room
- En-suite to Master Bedroom with additional Family Bathroom
- Outside bar area for entertaining
- Spacious modern Kitchen/Diner with bi-fold doors to rear



Entrance

Partly glazed door to the side, cupboard housing central heating boiler, space for coats and shoes. Laminate wood flooring with under-floor heating.

Cloakroom/Utility

Window to the side, WC, wash basin, plumbing and space for free-standing washing machine with work surface above, wall cupboards. Laminate wood flooring with under-floor heating.

Reception Room

10' 7" x 14' 8" (3.23m x 4.46m)

Double aspect with windows to the front and side, stairs to the first floor, Virgin TV and Tel points, fireplace with double sided log burner inset, radiator, fitted carpet. Composite door to front.

Living Room

10' 7" x 12' 9" (3.23m x 3.89m)

Window to the front, TV & Tel points, fireplace with double sided log burner inset, radiator, fitted carpet.

Kitchen/Dining Room

15' 2" x 26' 0" (4.62m x 7.93m)

A range of tall, wall & base units with Oak and Granite worksurfaces over, inset ceramic sink/drain, tiled splashback. Built in appliances including a dishwasher, 5-zone induction hob, 2 eye-level ovens, microwave & steam oven. Space for an American style fridge/freezer.

First floor landing

Loft access, carpet to the stairs and landing.

Bedroom 1

14' 10" x 15' 8" (4.52m x 4.77m)

Window to the rear, radiator, fitted carpet.

En-suite

Comprising a walk-in shower, WC, wash basin with storage beneath, ladder towel radiator, extractor fan, PVC paneling to the shower enclosure, tiled floor. Window to the rear.



REAR GARDEN

A true entertaining garden featuring an impressive outside bar to one side. Large Indian Sandstone patio adjacent to the rear of the house with automatic remote controlled awning. Largely lawned garden with planted borders, stepping pathway to secondary patio to the bottom of the garden, fenced boundaries, including gated side access. Personnel door to garage. Outside tap, power and lights.

FRONT GARDEN

Hedge to the front boundary with central gate, planted beds and pathway leading to the front door and driveway. Gravel area to the side of the house offering potential to extend or create further driveway space (stpp).

GARAGE

Single Garage

Up and over door to the front, personnel door to garden, power and lights.

DRIVEWAY

2 Parking Spaces

Resin driveway to the side of the house and in front of the garage, allowing off-street parking for 2 cars.





Ground Floor

Approx. 70.9 sq. metres (762.7 sq. feet)



First Floor

Approx. 62.0 sq. metres (666.8 sq. feet)



Total area: approx. 132.8 sq. metres (1429.5 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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