



14 Clarke Crescent, Kennington

Offers in Region of **£525,000**

14 Clarke Crescent

Kennington, Ashford

Immaculately presented 4/5-bed detached house in sought-after Little Burton Farm, Kennington. Versatile layout, extension potential, corner plot, modern kitchen, garage, driveway for 3 vehicles. Delightful outdoor space with front garden, southerly facing rear garden, patio, shed, EV charging point. A rare blend of comfort and style in a desirable location.

Council Tax band: D

Tenure: Freehold

- Well Presented Extended Family Home
- 4/5 Bedrooms
- Ensuite to Master Bedroom & Possible Ensuite to Further Bedroom
- Little Burton Farm Location within Kennington
- Garage with Driveway Parking for 3 Vehicles
- Situated on Corner Plot
- Spacious Living Accommodation including Study
- Kitchen with Utility Room



Porch

With access to inner hallway

Hallway

Storage cupboard and stairs to first floor.

Cloakroom

Low level wc and wash hand basin.

Lounge

18' 10" x 11' 4" (5.74m x 3.45m)

Double aspect with picture window to side and window to front, carpeted, electric fire in feature surround.

Kitchen

15' 0" x 8' 2" (4.57m x 2.49m)

Modern kitchen comprising range of cupboards and drawers beneath worksurfaces and wall mounted units, range cooker with overhead extractor fan and splashback, space and plumbing for dishwasher, window to rear, side door to garden, further door to dining room, sink with mixer tap and drainer.

Utility Room

Space and plumbing for washing machine, sink with mixer tap and drainer, door to garage, work tops and wall mounted unit.

Dining Room

15' 0" x 10' 6" (4.57m x 3.20m)

Sky light, window to rear, door through to study and door to rear garden.

Study

10' 6" x 8' 1" (3.20m x 2.46m)

Skylight, window to rear and door leading to bedroom 5/reception.



Bedroom 5/Reception

12' 9" x 10' 5" (3.89m x 3.18m)

Bay window to front.

Landing

Loft access and airing cupboard.

Bedroom

12' 8" x 10' 2" (3.86m x 3.10m)

Double aspect with window to front and 2 further windows to side, built in double wardrobe.

En-suite Shower Room

Obscure window, fully tiled shower, low level wc, wash hand basin.

Bedroom

12' 8" x 10' 2" (3.86m x 3.10m)

Window to rear, double built in wardrobe and further single wardrobe.

W/c with Potential for En-suite

Obscure window, low level wc, wash hand basin in vanity surround. This room was formerly an en-suite with the shower being turned into a storage cupboard to bedroom.

Bedroom

10' 2" x 9' 1" (3.10m x 2.77m)

Double aspect with window to side and rear built in double wardrobe.

Bedroom

8' 10" x 7' 8" (2.69m x 2.34m)

Window outlook to front, built in wardrobe.

Family Bathroom

White suite comprising low level wc, wash hand basin and fully tiled shower, obscured window.



FRONT GARDEN

The front garden is laid to lawn with hedge border.

GARDEN

The southerly facing rear garden is laid to lawn with flower and shrub borders, there is a patio area and timber storage shed, there is also gated side access.

GARAGE

Single Garage

With up and over door and personal door to property.

DRIVEWAY

3 Parking Spaces

Driveway parking for 3 vehicles and EV charging point.



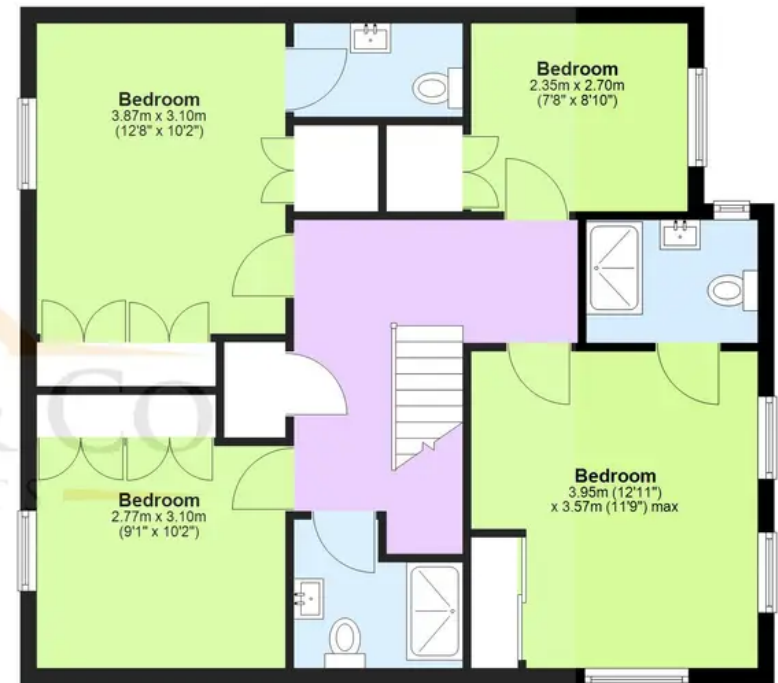
Ground Floor

Approx. 100.6 sq. metres (1082.8 sq. feet)



First Floor

Approx. 69.9 sq. metres (752.5 sq. feet)



Total area: approx. 170.5 sq. metres (1835.3 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.