



**40 Freathy Lane, Kennington**  
**£585,000**

**Skippers**

# 40 Freathy Lane

Kennington, Ashford

A well maintained and well presented five-bedroom detached family home, located in a sought after position within Kennington, close-by to local amenities including The Towers School with easy access to the M20 motorway.

Council Tax band: F

Tenure: Freehold

- Five-Bedroom Detached Family Home
- Double Garage & Driveway Parking for Two Cars
- Lounge, Dining Room & Study
- En-suite to Bedroom 1 / Fitted Wardrobes to Bedrooms 1, 2 & 3
- Low Maintenance Garden
- Sought After Position within Kennington
- Kitchen/Breakfast Room & Separate Utility Room
- Short Walking Distance to The Towers School



### Entrance Hallway

Part glazed composite door to the front with sidelight windows, doors to each room, stairs to the first floor with understairs storage, radiator and wood flooring.

### Cloakroom

Comprising a WC, wash hand basin, extractor fan, radiator and wood flooring.

### Study

9' 6" x 8' 8" (2.90m x 2.64m)

Window to the front, storage cupboard, radiator and wood flooring.

### Lounge

19' 9" x 14' 6" (6.02m x 4.42m)

Spacious 'L' shaped room with windows to the rear and doors leading out to the garden, fireplace with inset gas fire, TV & TEL points, radiators and fitted carpet.

### Kitchen/Breakfast Room

16' 0" x 12' 0" (4.88m x 3.66m)

A dual aspect space comprising matching wall and base units with worksurfaces over, inset 1.5 bowl stainless steel sink/drainer with filtered water tap, built in appliances including a double electric oven, 5-ring gas hob and extractor above & dishwasher. Space for free-standing fridge/freezer. Tiled splashback and tiled flooring.

### Utility Room

Wall and base cupboards with worksurfaces, plumbing and space for washing machine and tumble dryer, wall mounted central heating combination boiler, radiator, tiled splashback and door leading to the garden.

### Dining Room

11' 5" x 10' 8" (3.48m x 3.25m)

Window to the front, radiator and wood flooring.





### Landing

Doors to each room, loft access and fitted carpet to the stairs and landing.

### Bedroom 1

17' 2" x 10' 7" (5.23m x 3.23m)

Window to the front, fitted wardrobes, radiator and fitted carpet.

### En-suite

Comprising a large rectangular shower enclosure with bi-folding door and thermostatically controlled shower, WC, wash basin, extractor fan, shaver socket, radiator, tiled walls and flooring. Window to the front.

### Bedroom 2

11' 9" x 11' 6" (3.58m x 3.51m)

Window to the rear, fitted wardrobes, radiator and fitted carpet.

### Bedroom 3

10' 10" x 10' 9" (3.30m x 3.28m)

Window to the rear, built-in wardrobes, radiator and fitted carpet.

### Bedroom 4

10' 7" x 10' 6" (3.23m x 3.20m)

Window to the front, radiator and fitted carpet.

### Bedroom 5

8' 10" x 8' 7" (2.69m x 2.62m)

Window to the rear, radiator and fitted carpet.

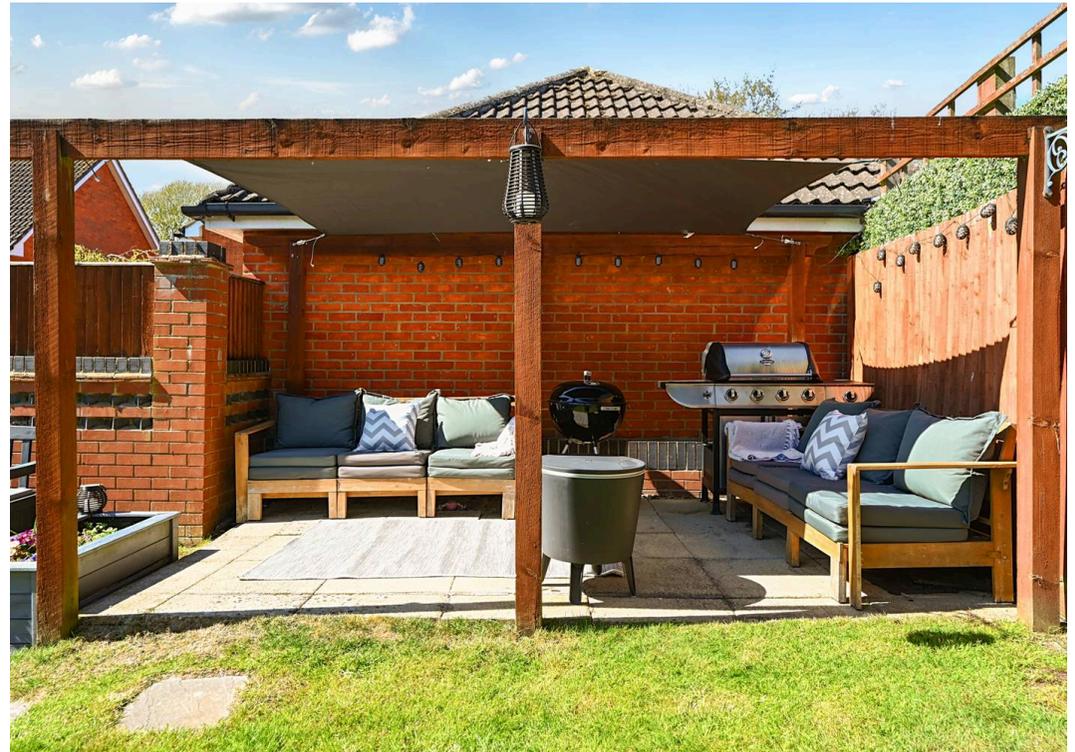
### Bathroom

Comprising a large rectangular shower enclosure with bi-folding door and thermostatically controlled shower, bath with mixer tap and hand shower attachment, WC, wash basin, extractor fan, radiator, tiled walls and tiled flooring. Window to the side.









# Freathy Lane, TN25

Approximate Gross Internal Area = 158.3 sq m / 1705 sq ft  
Approximate Garage Internal Area = 27.8 sq m / 300 sq ft  
Approximate Total Internal Area = 186.1 sq m / 2005 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



## Skippers Estate Agents – Ashford

5 Kings Parade High Street, Ashford – TN24 8TA

01233 632383

[ashford@skippers-ea.co.uk](mailto:ashford@skippers-ea.co.uk)

[skippers-ea.co.uk](http://skippers-ea.co.uk)

Skippers

