



Grasmere Road, Kennington, Ashford, Kent, TN24 9BQ

Offers In The Region Of £315,000

A well cared for and maintained link detached house, enhanced ground floor accommodation providing a modern GROUND FLOOR SHOWER ROOM with WC, and UTILITY.

Three bedrooms each with built in or fitted storage/wardrobes, all windows are double glazed and there is gas heating via radiators. There is easy parking to the front and to the rear a lovely well kept garden.

Kennington was once a small village on the outskirts of town, now one of Ashford's most popular suburbs.

primary and secondary schooling are available within Kennington, along an number of small shopping parades. Easy motorway access can be gained at either M20 junctions 9 or 10.

Ashford International Railway Station offers a high speed commuter service to London St Pancras along with a Eurostar service to the continent.

Entrance Hall

Entrance door, stairs to 1st floor, radiator, single glazed door to Lounge, door to Shower room/WC

Lounge 16'10 x 14'7 (5.13m x 4.45m)

Double glazed window to front, feature fireplace, radiator, opening through to

Dining Room 10'1 x 7'10 (3.07m x 2.39m)

Double glazed french doors to rear, radiator, door to kitchen

Kitchen 12'2 x 7'5 (3.71m x 2.26m)

Double glazed window to rear, external door to side, wall and base cupboards work surfaces with wall tiling, five ring gas burner, stainless steel extractor, built in oven, integral dishwasher

Utility Room

Shower Room (ground floor)

Double glazed window to front, wall and floor tiling, heated towel rail, shower cubicle with Aqualisa shower, painted cabinets, WC with concealed cistern, contemporary bowl sink.

Landing

hatch to loft space, built in airing cupboard

Bedroom 13'1 x 9'6 (3.99m x 2.90m)

Double glazed window to front, fitted wardrobes, radiator

Bedroom 9'11 x 8'10 (3.02m x 2.69m)

Double glazed window to rear, radiator, fitted wardrobe

Bedroom 6'8 x 6' (2.03m x 1.83m)

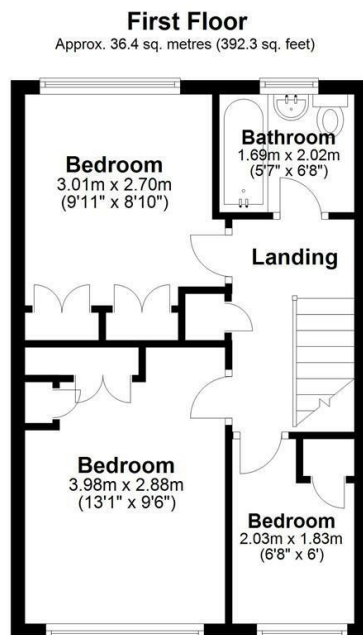
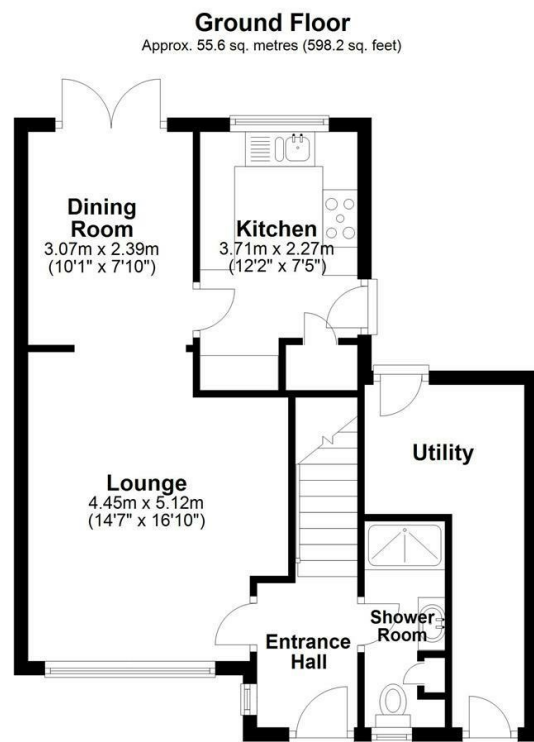
Double glazed window to front, over stairs cupboard, radiator

Bathroom

Double glazed window to rear, wall and floor tiling, heated towel rail, bath with Aqualisa shower and screen, WC wash basin with cupboard under.

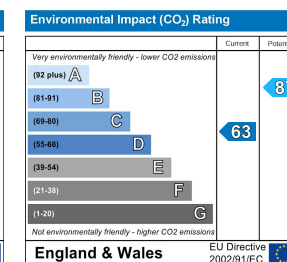
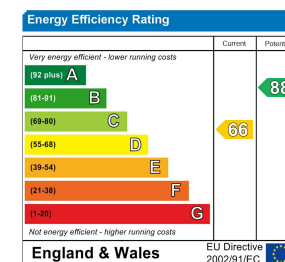
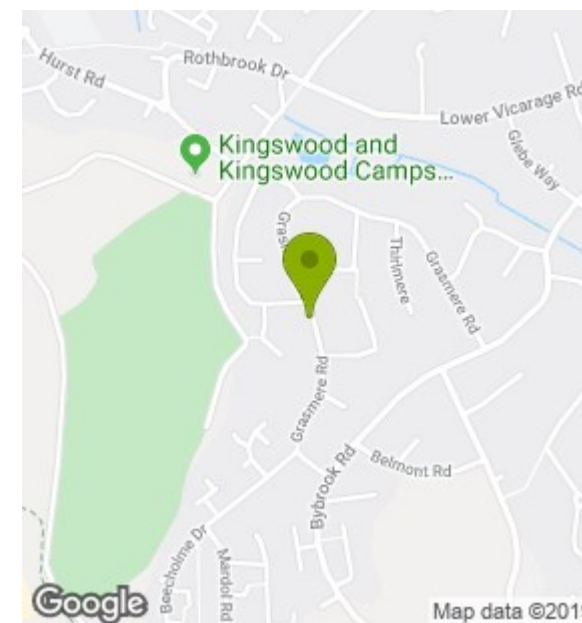
Exterior

Neatly kept garden with shaped patio, side pathway, timber shed, well stock flower borders.



Total area: approx. 92.0 sq. metres (990.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
 Plan produced using PlanUp.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

