



## 30 Warwick Road, Kennington

In Excess of £375,000

# 30 Warwick Road

Kennington, Ashford

Extended 4/5 bedroom family home within Kennington offering flexible living arrangements, off-road parking, garage and private rear garden. Has planning permission for the garage to be converted to a self contained studio annex.

Tenure: Freehold

- 4/5 Bedroom Extended Family Home
- Off-road Parking with Garage and Electric Car Charging Point
- Private Rear Garden
- Planning Permission for Annex
- Offers Flexible Living Arrangements
- Offer in the Region of £375,000



**Porch**

**Entrance Hall**

**Lounge**

20' 1" x 11' 2" (6.12m x 3.40m)

**Kitchen**

12' 10" x 11' 11" (3.92m x 3.63m)

**Dining Room**

9' 9" x 12' 9" (2.96m x 3.88m)

**2nd Reception Room**

10' 10" x 10' 4" (3.30m x 3.16m)

**Utility Area**

7' 1" x 5' 8" (2.16m x 1.73m)

**Bathroom**

**Bedroom**

16' 11" x 12' 0" (5.16m x 3.65m)

**Bedroom**

8' 10" x 11' 6" (2.70m x 3.50m)

**Bedroom**

8' 11" x 8' 11" (2.72m x 2.73m)

**Bedroom**

8' 3" x 8' 5" (2.51m x 2.57m)

**Outside Office Space**

6' 2" x 10' 7" (1.88m x 3.23m)



**GARDEN**

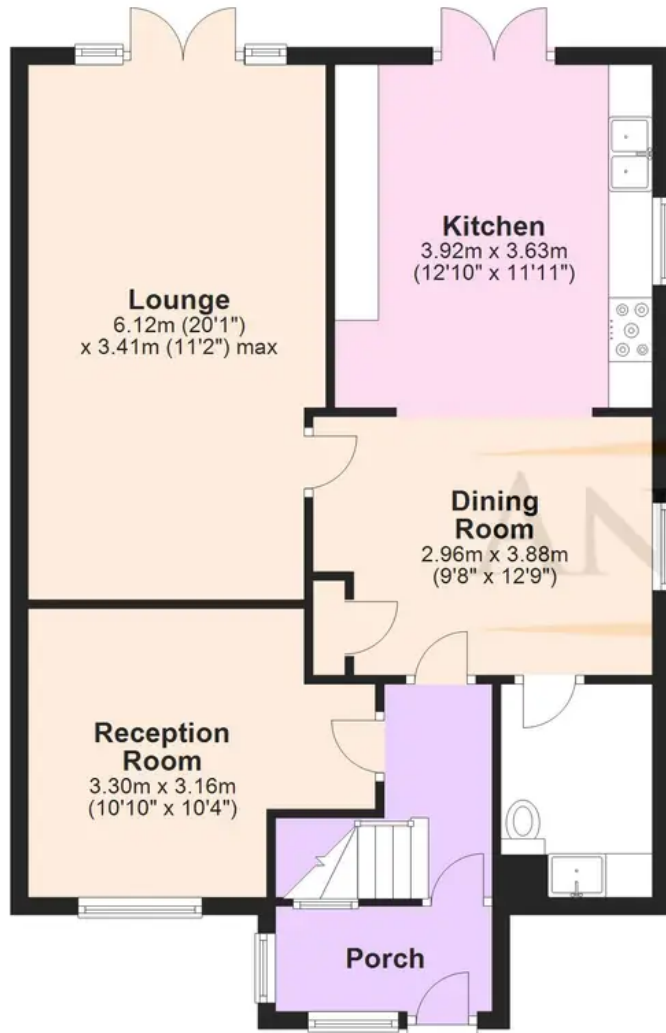
**DRIVEWAY**

1 Parking Space



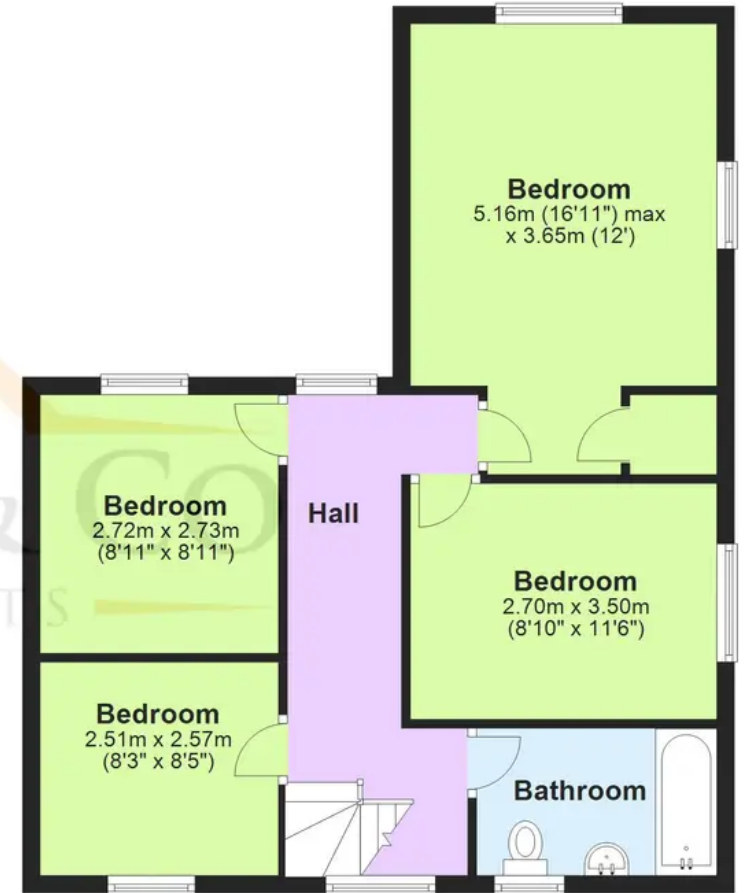
### Ground Floor

Approx. 86.4 sq. metres (930.1 sq. feet)



### First Floor

Approx. 57.3 sq. metres (616.4 sq. feet)



Total area: approx. 143.7 sq. metres (1546.4 sq. feet)

Plans are for layout purposes only and are 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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