



8 Frank Edinger Close, Kennington

In Excess of £395,000

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Kennington, Ashford

An immaculately presented three-bedroom home, situated within sought-after Little Burton development in Kennington, benefitting from a low maintenance garden, driveway parking to the front, two reception rooms and offered for sale with no onward chain.

Council Tax band: D

Tenure: Freehold

- 3-bedroom family home
- Immaculately presented throughout
- Low maintenance garden
- Driveway parking for 2-3 cars
- Sought after position within Little Burton, Kennington
- Good choice of amenities and schools close by
- No onward chain



Hallway

Part glazed composite door to the front, stairs to first floor, radiator, laminate wood flooring.

Wc

Comprising WC, wash basin, towel radiator, vinyl flooring. Window to the front.

Lounge

14' 8" x 12' 4" (4.47m x 3.76m)

Window to the front, double doors leading to dining room, radiator, TV point, laminate wood flooring.

Dining Room

11' 8" x 8' 9" (3.55m x 2.66m)

Windows and door opening to the garden, under-stairs cupboard, radiator, laminate wood flooring. Open to the Kitchen.

Kitchen

11' 7" x 7' 1" (3.53m x 2.17m)

Comprising matching wall and base units with work surfaces over, inset 1.5 bowl stainless steel sink/drain, built-in electric oven, 5-ring gas hob with extractor hood above and fridge/freezer. Plumbing and space for a washing machine and dishwasher. Tiled splash back, vinyl flooring. Window to the rear overlooking the garden.

Sitting Room

13' 3" x 8' 4" (4.04m x 2.55m)

Windows and doors to the garden, laminate wood flooring.



Landing

Loft access, airing cupboard housing hot water cylinder, carpet fitted to the stairs and landing. Window to the side.

Bedroom 1

13' 7" x 14' 1" (4.14m x 4.28m)

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

En Suite

Comprising a square shower cubicle with bi-folding door and thermostatic shower, WC, wash basin, extractor fan, shaver socket, towel radiator, tiled walls and floor.

Bedroom 2

9' 10" x 9' 3" (2.99m x 2.82m)

Window to the rear, radiator, fitted carpet.

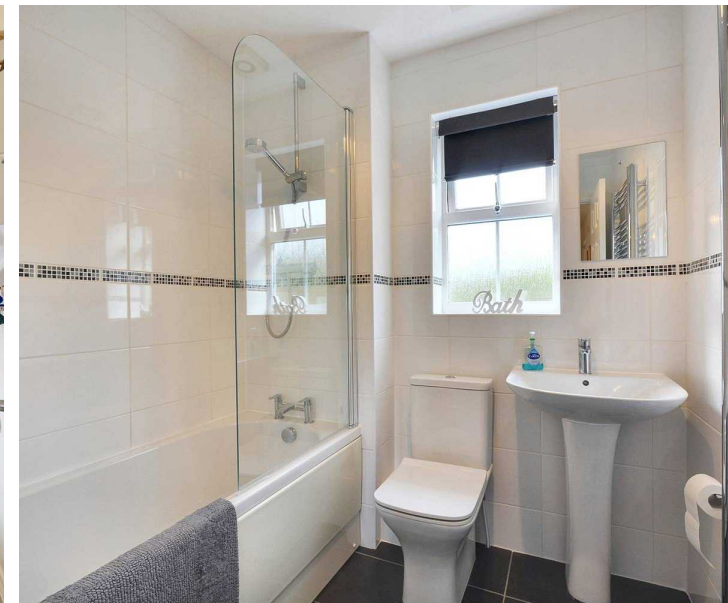
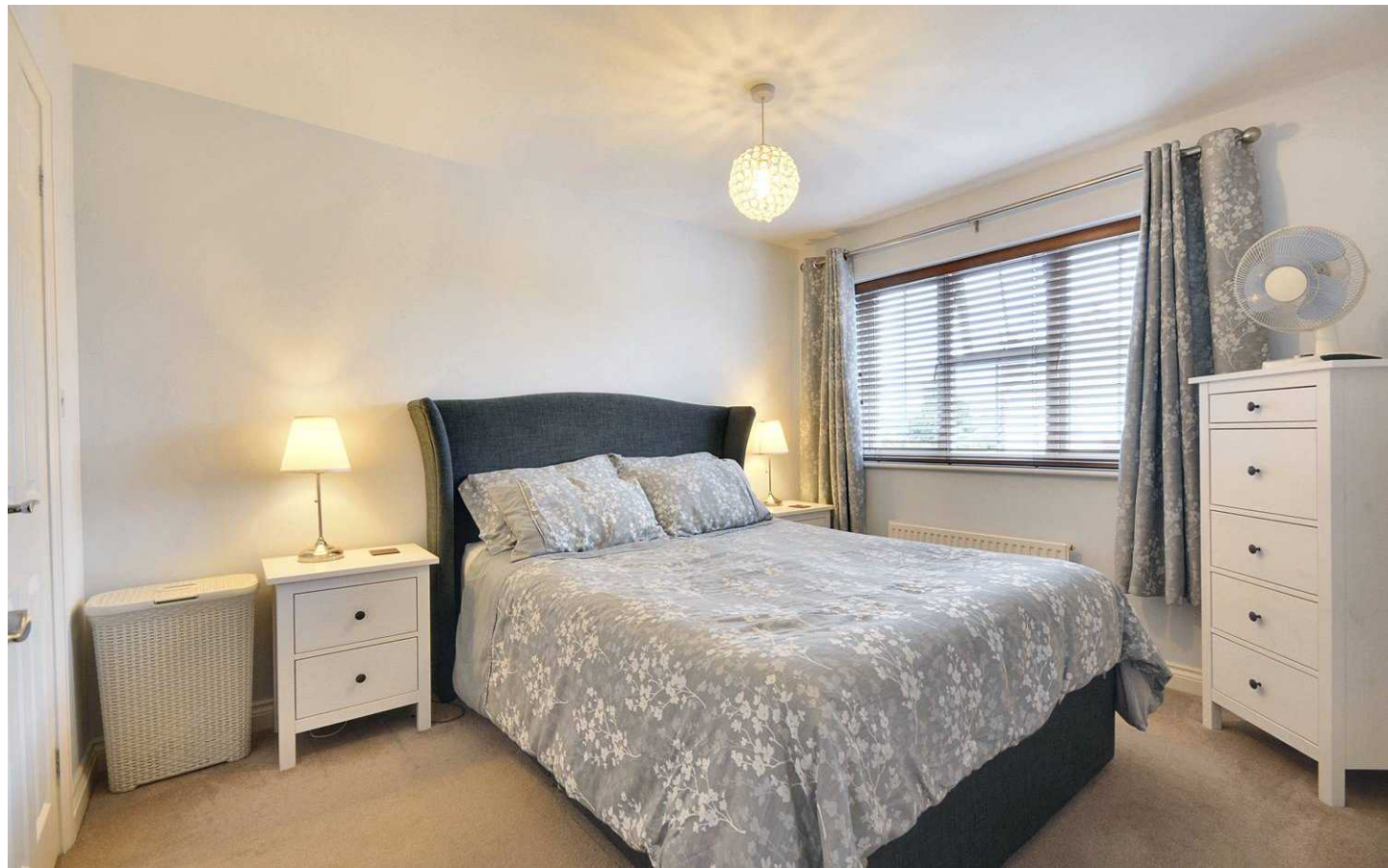
Bedroom 3

8' 0" x 6' 7" (2.45m x 2.01m)

Window to the front, radiator, fitted carpet.

Bathroom

Comprising a bath with mixer taps and thermostatic shower over with glass shower screen, WC, wash basin, extractor fan, shaver socket, towel radiator, tiles walls and floor.



REAR GARDEN

Indian sandstone patio adjacent to the rear of the house, fenced boundaries with planted borders, garden shed and lawn. Outside tap, light and power.

DRIVEWAY

2 Parking Spaces

Space to park two cars on the driveway side by side. Possibly space for 3 smaller cars.

GARAGE

Single Garage

Partial garage following conversion, with an up and over door to the front. Good storage, not possible to park a car inside.





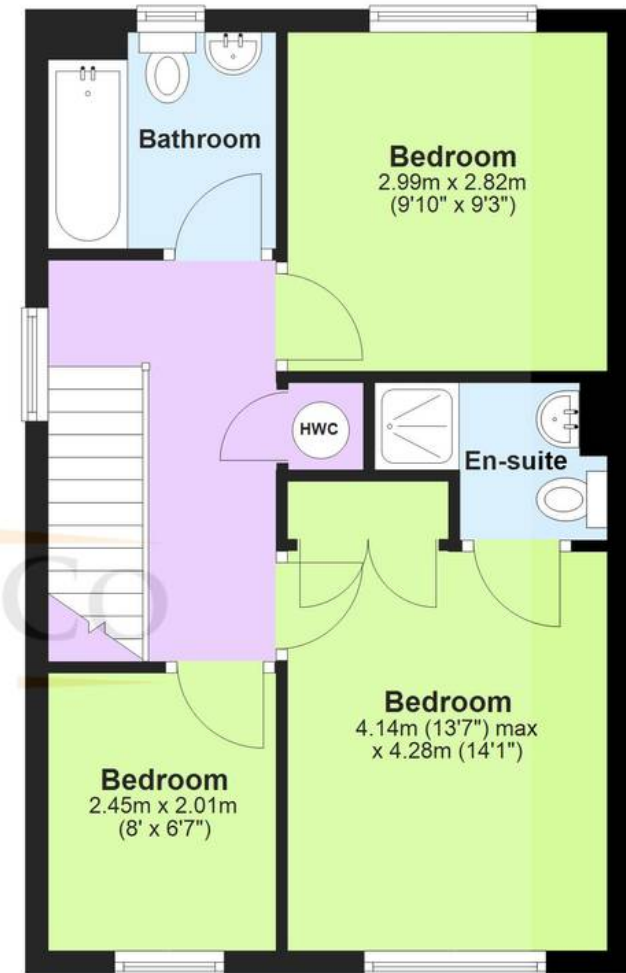
Ground Floor

Approx. 56.4 sq. metres (607.0 sq. feet)



First Floor

Approx. 46.0 sq. metres (494.9 sq. feet)



Total area: approx. 102.4 sq. metres (1101.9 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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