



26 Rylands Road, Kennington

Offers in Region of £325,000

26 Rylands Road

Kennington, Ashford

Impeccably presented 3-bed semi-detached house on Rylands Road, Kennington. Stylish living space with modern kitchen, fitted bathroom, and open plan lounge/diner. Garden with patio, lawn, gated access, and 2 sheds. Block paved driveway leading to garage for 3 cars. NO ONWARD CHAIN.

Council Tax band: C

Tenure: Freehold

- NO ONWARD CHAIN
- 3 Bedroom Semi-Detached Home
- Convenient Rylands Road Location in Kennington
- Well Presented Throughout
- Garage with Block Paved Driveway Parking
- Low Maintenance Rear Garden with Patio
- Modern Kitchen & Fitted Bathroom
- Open Plan Lounge/Diner
- First Time on the Market in 45 Years!!



Hallway

Carpeted with stairs to first floor, under stairs recess and doors leading to kitchen and lounge/diner.

Lounge/Diner

20' 4" x 15' 9" (6.20m x 4.80m)

Double aspect with bay to front and sliding patio doors leading to rear garden.

Kitchen

10' 5" x 8' 5" (3.18m x 2.57m)

Range of cupboards and drawers beneath worksurfaces and further wall mounted units. Window to side and rear as well as door leading to rear garden. Stainless steel sink with mixer tap and drainer, integrated fridge/freezer, washing machine, double eye level cooker, locally tiled walls.

Landing

Carpeted with window to side and airing cupboard.

Bedroom

11' 8" x 10' 0" (3.55m x 3.06m)

Carpeted, bay window to front.

Bedroom

13' 1" x 8' 6" (3.98m x 2.60m)

Carpeted with window to rear and built in storage cupboard.

Bedroom

9' 2" x 8' 10" (2.80m x 2.70m)

Carpeted with window to front.

Bathroom

White suite comprising low level wc, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, obscured window to rear.



REAR GARDEN

The rear garden is mostly laid to lawn with patio area, gated side access and 2 timber sheds for storage.

GARAGE

Single Garage

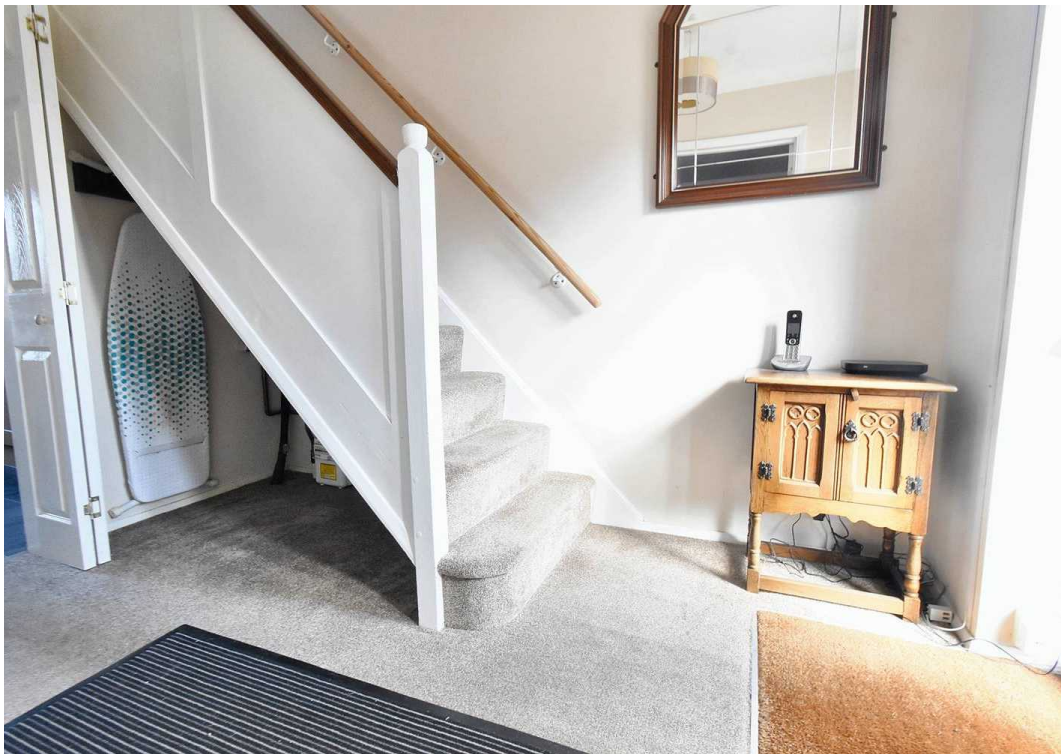
With up and over door.

DRIVEWAY

3 Parking Spaces

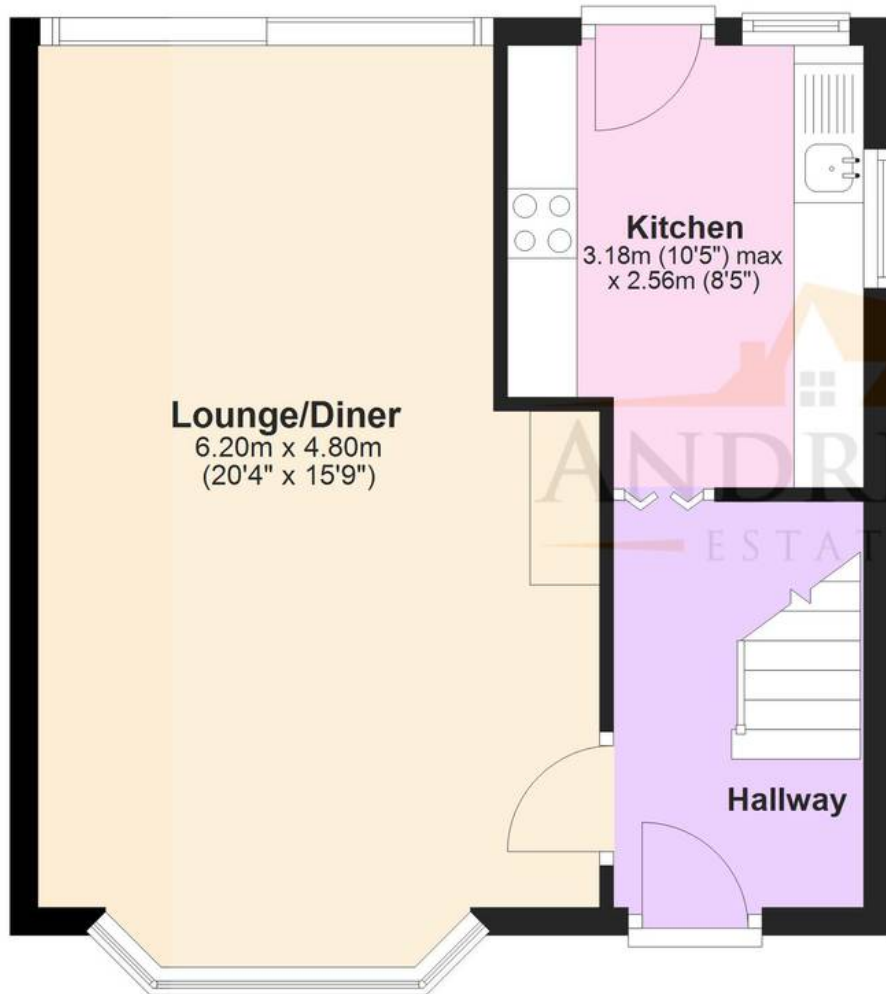
Block paved driveway leading to garage providing parking for 3 vehicles.





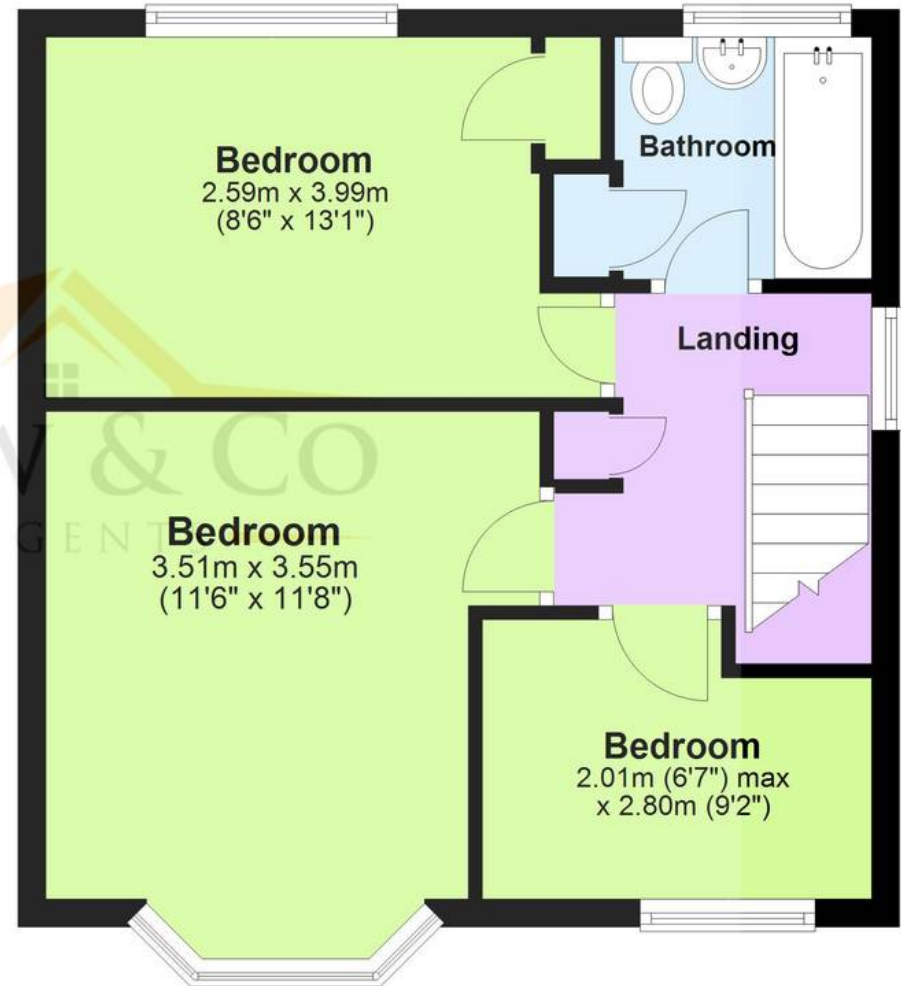
Ground Floor

Approx. 41.9 sq. metres (451.5 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.1 sq. feet)



Total area: approx. 79.0 sq. metres (850.6 sq. feet)

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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