



336 Canterbury Road, Kennington
£650,000


ANDREW & CO
ESTATE AGENTS

336 Canterbury Road

Kennington, Ashford

A well-presented four-bedroom detached family home, enjoying 3 reception rooms plus an open kitchen/diner, south-facing garden, ample off-street parking plus a double garage and potential to create an Annexe or Home office (subject to necessary consent) if desired.

Council Tax band: F

Tenure: Freehold

- Four bedroom detached home
- Sought after Kennington position
- Off street parking for numerous vehicles plus double garage
- Generous south-facing garden
- Three reception rooms plus kitchen/diner
- Potential to create Annexe/Home office within workshop adjoining the garage





336 Canterbury Road

Kennington, Ashford

This beautifully presented four bedroom detached family home, ideally situated along Canterbury Road in the sought-after Kennington area, combines spacious living with remarkable versatility.

Boasting generous room sizes throughout, with three well-appointed reception rooms, perfect for family living, entertaining, or relaxation, including the lounge measuring an impressive 20ft x 24ft. Complimenting the reception rooms, with a natural stone floor, the kitchen/diner provides an inviting space for meals and gathering, with ample storage and functionality.

Upstairs are the four bedrooms and family bathroom. Three of the bedrooms are generous in the proportions and all comfortable double bedrooms. The modern bathroom is accessed both from the landing and main bedroom, creating an ease of access and adding a touch of luxury. One of the home's standout features is its potential to create an Annexe or Home Office within the adjoining workshop space next to the double garage, ideal for multi-generational living, a private workspace, or a guest suite. Outside, the south-facing garden offers a private, sun-filled space for outdoor enjoyment, while the off-street parking for multiple vehicles and double garage add convenience and ample storage.

Located in the heart of Kennington, this property offers an ideal blend of comfort, space, and potential in a prime position, perfect for a growing family or those looking to add their mark.

Tenure: Freehold

EPC Rating: D



Entrance Hallway

Wooden door to the front with side windows, stairs to the first floor, radiator, solid Oak flooring.

Cloakroom

Comprising a WC, wash basin, radiator and tiled flooring.

Lounge

Triple aspect living room with doors leading to the garden, brick feature fire place with inset log burner, radiators and fitted carpet.

Study

Window to the rear, solid Oak flooring.

Snug

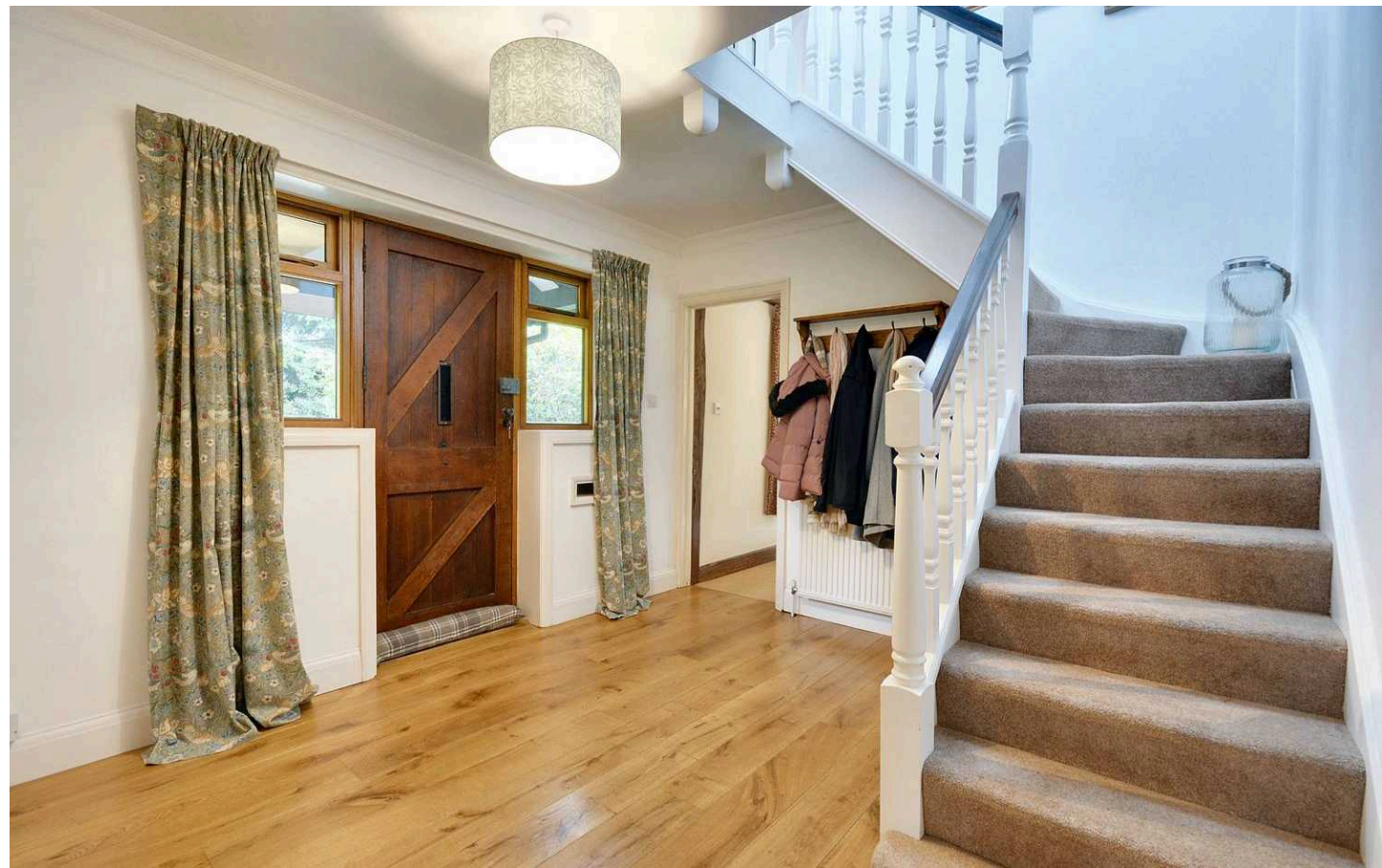
Window to the side, radiator, solid Oak flooring.

Kitchen/Diner

Triple aspect with doors looking out across the rear courtyard. Fitted kitchen comprising matching wall and base units and Oak worksurface over, double Belfast sink, built-in electric eye-level oven, 4-ring gas hob with extractor hood above, dishwasher and under-counter fridge. Tiles splash back and natural stone flooring.

Utility/Boot Room

Window to the rear and door leading to the driveway. Worksurface with space and plumbing for washing machine, fridge/freezer and wall-mounted central heating boiler. Radiator and natural stone flooring.



Landing

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

Bedroom 1

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

Bedroom 2

Window to the rear, radiator, fitted carpet.

Bedroom 3

Window to the rear, radiator, fitted carpet. Door to airing cupboard.

Bedroom 4

Window to the front, radiator, fitted carpet.

Bathroom

Comprising a bath with mixer taps, glass shower screen and thermostatic shower over, WC, wash basin, towel radiator, extractor fan, tiled walls and LVT flooring. Window to the rear.



GARDEN

Mature and secluded garden, with planted borders and hedges, mostly laid to lawn with patio space adjacent to the property. Side garden with greenhouse & garden shed.

DOUBLE GARAGE

2 Parking Spaces

Electric up/over door to the front.

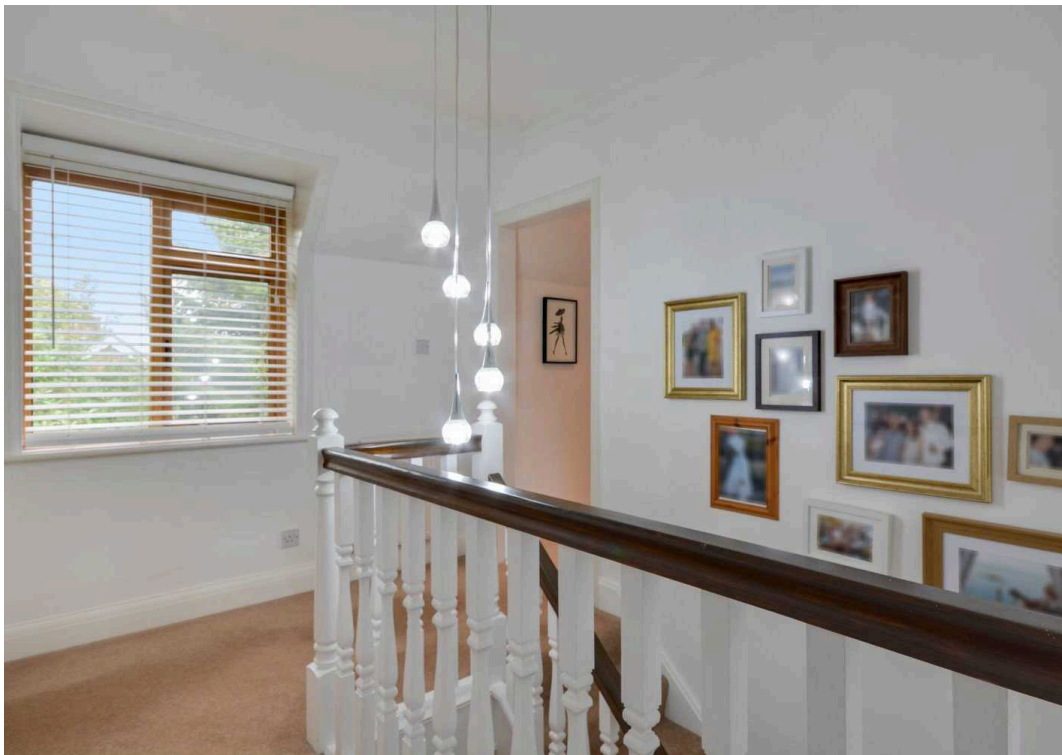
DRIVEWAY

4 Parking Spaces

Block paved driveway allowing space to park up to 4 cars comfortably to the rear of the house with further space along the front access drive.











Ground Floor

Approx. 111.1 sq. metres (1195.6 sq. feet)



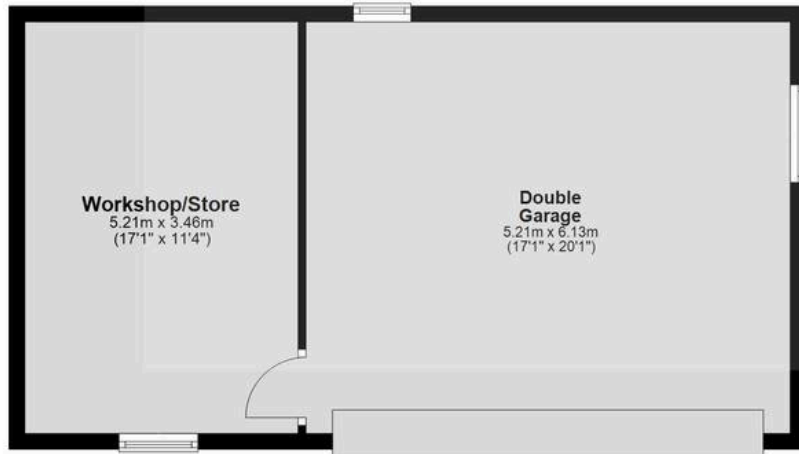
First Floor

Approx. 66.5 sq. metres (715.8 sq. feet)



Outbuildings

Approx. 50.5 sq. metres (543.4 sq. feet)



Total area: approx. 228.1 sq. metres (2454.8 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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