



## 44 Broadhurst Drive, Kennington

In Excess of £375,000

# 44 Broadhurst Drive

Kennington, Ashford

Immaculately presented 3-bed detached house in sought-after area. Modern kitchen, spacious lounge, cloakroom. Solar panels generate £1,000 p.a. Garage, driveway, loft storage, garden with patio. Close to schools and amenities.

Council Tax band: D

Tenure: Freehold

- Integral kitchen appliances including Fridge freezer, Microwave/Grill, and Dishwasher.
- Good size lounge diner
- 3 Bedrooms
- Cloakroom
- Combi boiler fitted in 2021
- Solar panels fitted which bring in approximately £1,000 a year paid via cheque
- Garage with electric roller door and driveway
- Walking distance to the primary and secondary school
- Local shops including the Co-op and post office within easy reach



## porch

## Cloakroom

Tiled flooring. Window to the side. Radiator to the wall. W.C and washbasin.

## kitchen

8' 2" x 10' 2" (2.49m x 3.10m)

Tiled flooring. Window to the front. upvc door to side. Radiator to the wall. Worksurface. Sink and drainer. Gas hob, Integral electric oven, Microwave /Grill, dishwasher and Fridge Freezer, Wall and floor units.

## hallway

Composite entrance door, leading to porch. Radiator to the wall. Cupboard storage space under stairs.

## lounge

17' 3" x 14' 4" (5.26m x 4.37m)

Laminate flooring. Radiator to the wall. Large Window to rear.

## Dining area

8' 11" x 6' 6" (2.72m x 1.98m)

Laminate flooring, UPVC window and Patio doors leading to the garden.

## Master Bedroom

10' 4" x 14' 4" (3.15m x 4.37m)

Carpet laid to floor. Window to the front. Radiator to the wall

## Bedroom 2

8' 11" x 10' 6" (2.72m x 3.20m)

Carpet laid to floor. Window to the rear. Radiator to the wall

## Bedroom 3

8' 4" x 7' 4" (2.54m x 2.24m)

Carpet laid to floor. Window to the rear. Radiator to the wall

## Bathroom

6' 5" x 6' 3" (1.96m x 1.91m)

Tiled flooring. Window to the side. Radiator to the wall.



## REAR GARDEN

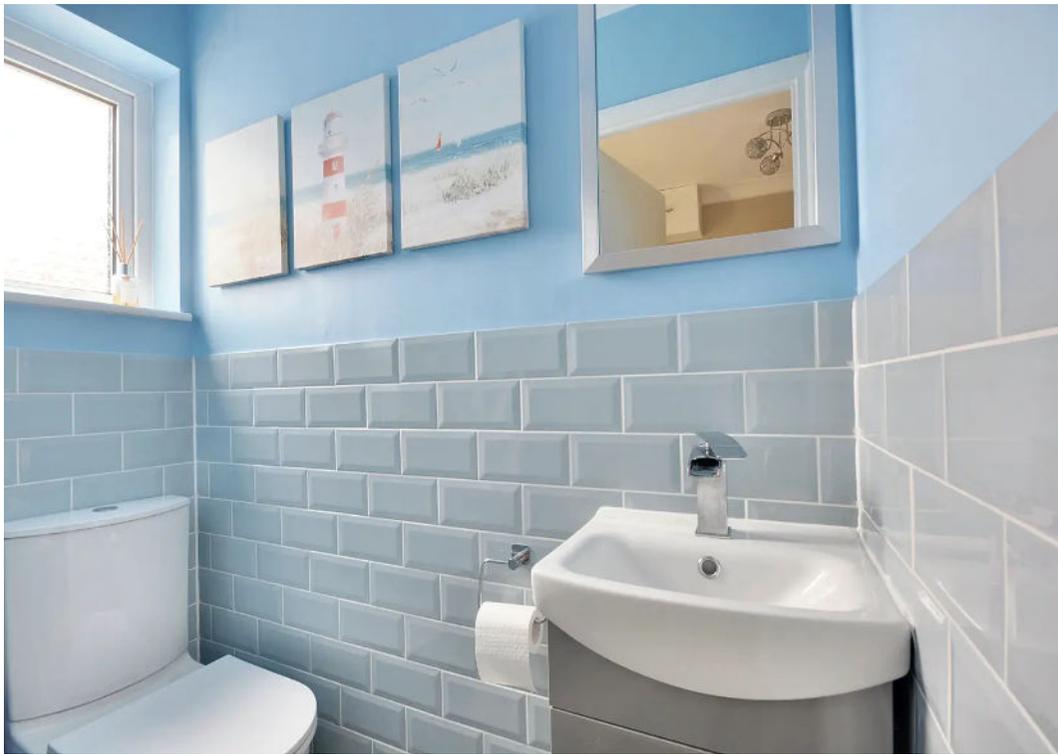
Enclosed rear garden with patio and laid to lawn area with surrounding flowerbeds. There is also a side entry gate.

## GARAGE

Single Garage

Single garage with power and light. Electric Roller door.





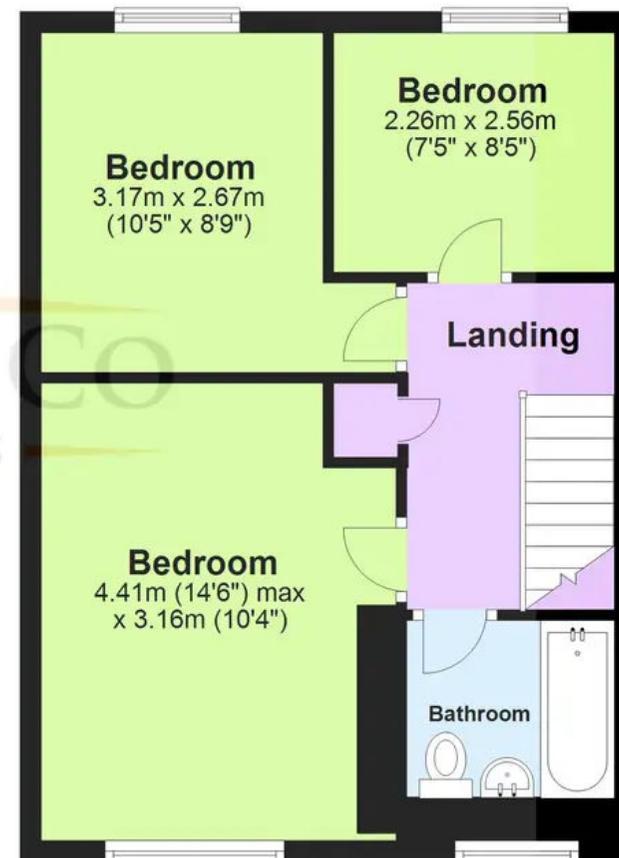
## Ground Floor

Approx. 60.1 sq. metres (646.8 sq. feet)



## First Floor

Approx. 40.5 sq. metres (436.3 sq. feet)



Total area: approx. 100.6 sq. metres (1083.1 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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