



Canterbury Road, Kennington

£650,000

415 Canterbury Road

Kennington, Ashford

This desirable 4-bed detached house, priced at £650,000, boasts spacious living areas and sought-after features. The South West facing garden, driveway for 4 cars, and convenient location near amenities and schools make it ideal for families. Minor works needed, but offers the opportunity to customise. Expansive outdoor space includes patio, lawn, tree-lined borders, rockery, covered well, shed for storage. Practical and beautiful, catering to modern homeowners.

Council Tax band: E

Tenure: Freehold

- £650,000
- Detached Four Bedroom House
- Ideal Family Home
- Driveway for up to 4 cars
- Integral Garage
- Large Southerly facing rear garden
- Choice of schooling within easy reach
- Walking distance of local amenities
- In need of some minor works



Entrance Hallway

Traditional style composite entrance door. Wooden flooring. Radiator to the wall. Understairs cupboard. Storage Cupboard.

Cloakroom

Wooden Flooring. Heated towel rail. W.C and sink vanity unit. Wall extractor fan.

Dining Room

12' 0" x 10' 6" (3.65m x 3.21m)

Carpet laid to floor. Period style column radiator to the wall. Bay window to the front.

Lounge Area

22' 7" x 12' 0" (6.89m x 3.65m)

Carpet laid to floor. Two period style column radiators. Window to the side. Feature fireplace. French doors to the rear garden.

Kitchen/Breakfast room

9' 11" x 12' 9" (3.03m x 3.88m)

Upvc door to the rear garden. Vinyl flooring. Period style column radiator to the wall. Window to the rear. Wooden worksurface with an inset sink and drainer. Wall and floor storage units. Freestanding cooker with an overhead extractor. Integrated fridge and freezer and dishwasher. Breakfast bar.

Studio with potential for a Utility room.

8' 9" x 6' 11" (2.66m x 2.10m)

Vinyl flooring. Radiator to the wall. Roof lantern.

Landing

Carpet laid to floor. Window to the side. Loft access. Radiator to the wall.

Bedroom

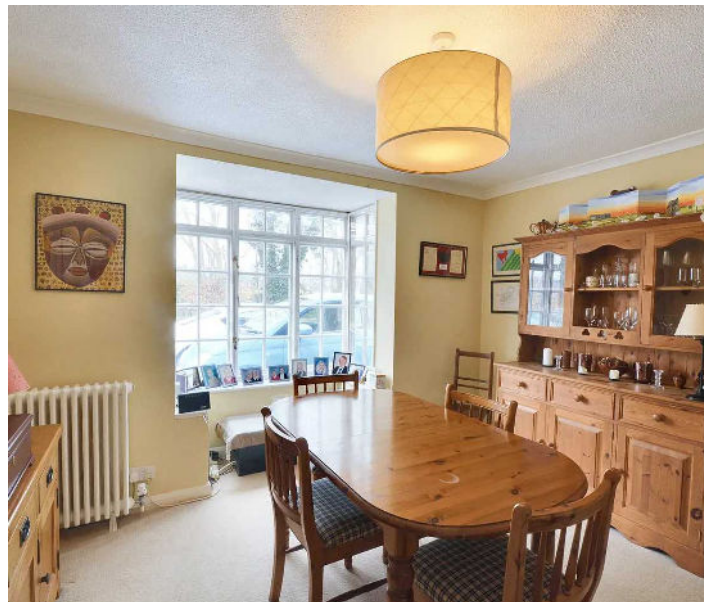
7' 3" x 10' 2" (2.20m x 3.09m)

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

Bedroom

10' 6" x 7' 7" (3.20m x 2.30m)

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



Bedroom

9' 11" x 10' 8" (3.02m x 3.25m)

Carpet laid to floor. Radiator to the wall. Window to the rear offering views of the North Downs. .

Master Bedroom

Carpet laid to floor. Radiator to the wall. Window to the rear offering views of the North Downs.. Cupboard housing the boiler.

En suite (for refurbishment)

Previously an ensuite that has been stripped but has the original plumbing and soil stack with access to a sun tunnel and extractor fan tile in the roof. The room requires some works.

Bathroom

11' 2" x 7' 5" (3.40m x 2.25m)

Vinyl flooring. Two windows to the side. Heated towel radiator. Inset spot lamps. Corner shower cubicle. Bath, W.C and a washbasin.

Garage

16' 5" x 9' 2" (5.01m x 2.79m)

With power, lights plumbing for washing machine

Front Garden

Tarmac driveway for approx. 4 cars. Paved surrounding area. Raised slate borders.

Rear Garden

Large mature Southerly facing rear garden. Large patio area. Mainly laid to lawn with tree and planted borders. Raised flower beds and a shingle area to the side. A rockery plus further fir tree and pebbled area. A covered Well in the centre of the garden. Access to the front via a gate. The garden is L shaped and in the smaller section there is a lawn area with a hedged border with potential for a vegetable plot..

GARAGE

Single Garage

Power and lights with entrance door to the hallway.

DRIVEWAY

4 Parking Spaces







Ground Floor

Approx. 77.3 sq. metres (832.5 sq. feet)



First Floor

Approx. 58.8 sq. metres (632.7 sq. feet)



Total area: approx. 136.1 sq. metres (1465.2 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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