



## 30 Rylands Road, Kennington

In Excess of £300,000



# 30 Rylands Road

Kennington, Ashford

Three-bedroom Semi-Detached family home in the popular Kennington area of Rylands Road benefiting from enclosed rear garden and garage.

Tenure: Freehold

- Semi-Detached Family Home
- Popular Kennington Location
- Enclosed Rear Garden
- Open Plan Lounge/Diner
- Garage
- Good access to local amenities including Ashford town centre and train station





**Hallway**

With stairs to first floor and under stairs storage cupboard.

**Lounge/Diner**

20' 7" x 13' 4" (6.27m x 4.06m)

L-shaped with window to front and sliding patio doors to rear garden.

**Kitchen**

With range of cupboards and drawers beneath work surfaces and wall mounted units. Window to side and door leading to rear garden. Space and plumbing for washing machine and 1 and half bowl sink with mixer tap and drainer.

**Landing**

Airing cupboard and loft access.

**Bedroom**

11' 10" x 9' 11" (3.61m x 3.02m)

With window to front and built in wardrobes.

**Bedroom**

10' 10" x 8' 6" (3.30m x 2.59m)

With window to rear

**Bedroom**

9' 4" x 7' 6" (2.84m x 2.29m)

Window to front.

**Family Bathroom**

Coloured suite comprising low level wc, pedestal wash hand basin and panelled bath with shower over. Obscured window to rear.





## **GARDEN**

Laid to lawn with shrub and flower borders and patio area, timber shed to rear and gated side access.

## **FRONT GARDEN**

Enclosed by dwarf brick wall.

## **GARAGE**

Single Garage

With up and over door approached via shared driveway.













## Ground Floor

Approx. 37.5 sq. metres (403.9 sq. feet)



## First Floor

Approx. 36.1 sq. metres (388.4 sq. feet)



**Total area: approx. 73.6 sq. metres (792.3 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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