



22 Robert Brundett Close, Kennington

Offers in Region of £575,000

22 Robert Brundett Close

Kennington, Ashford

Immaculately presented 4-bedroom detached family home in Little Burton Farm, Kennington. The layout boasts a spacious lounge, dining room, and conservatory. Upstairs the master bedroom features an en-suite, with a further family bathroom catering to the remaining bedrooms.

Outside there is a large south westerly facing rear garden with two borders stocked with established architectural plants and two large patio areas. The double garage, equipped with up and over doors, loft access, a wall-mounted boiler, lighting and electrics, adds practicality to the outdoor space, while the block paved driveway easily accommodates parking for up to 3 vehicles.

Located conveniently for access to the William Harvey Hospital and surrounded by a plethora of local amenities. Just a short walk away are excellent schools, day to day convenient shops, and public transport links, making it an ideal choice for families and professionals alike.

- Immaculately Presented 4 Bedroom Detached Family Home
- Double Garage with Driveway Parking for 3 Vehicles
- Kitchen/Breakfast Room
- Fabulous Low Maintenance Rear Garden
- Easy access to Local Amenities and the William Harvey Hospital
- Spacious living accommodation comprising Lounge, Dining Room & Conservatory
- Family Bathroom & En-suite to Master Bedroom
- NO ONWARD CHAIN
- Popular Little Burton Farm, Kennington



Entrance Hallway

Accessed via a covered porch with stairs leading to first floor, under stairs cupboard and doors leading to Kitchen, Cloakroom and Dining Room.

Lounge

17' 8" x 13' 0" (5.38m x 3.96m)

Window outlook to front, gas feature fire with marble surround and hearth, and wood mantle. French double doors leading through to the Dining Room.

Dining Room

13' 1" x 9' 4" (3.99m x 2.84m)

With French double doors leading through to the Conservatory.

Conservatory

13' 0" x 10' 1" (3.96m x 3.07m)

UPVc construction upon dwarf brick wall, radiator and French double doors leading out to the patio.

Cloakroom

White suite comprising low level wc, wash hand basin with mixer tap in a vanity surround with storage under, chrome towel radiator and obscured window to rear.

Kitchen/Breakfast Room

21' 0" x 11' 1" (6.40m x 3.38m)

Comprehensive range of oak shaker style cupboards and drawers beneath work surfaces and wall mounted units. Matching eye level built in oven and combination oven/microwave, 4 ring electric hob with extractor fan over, 1 and half bowl resin sink and drainer with mixer tap. Inset lighting, integrated washing machine, tumble dryer and fridge/freezer with stand-alone dishwasher. Door leading to rear garden, 2 windows to rear and personal door into double garage.



Master Bedroom Suite

13' 0" x 12' 3" (3.96m x 3.73m)

Carpeted with double built in wardrobe and built in bedside units with matching double chest of drawers. Window outlook to front.

Master En-suite Shower Room

White suite comprising low level wc, wash hand basin with mixer tap in a vanity surround and storage under. Large tiled shower cubicle, chrome towel radiator and obscured window to side.

Bedroom 2

13' 0" x 10' 5" (3.96m x 3.18m)

Carpeted with double built in wardrobe and matching bedside units. Window outlook to rear.

Bedroom 3

10' 8" x 8' 4" (3.25m x 2.54m)

Carpeted with double built in wardrobe and matching bedside units. Bay window outlook to front.

Bedroom 4

9' 6" x 8' 5" (2.90m x 2.57m)

Carpeted with double built in wardrobe, matching desk with drawers and cupboard under and matching storage unit. Window outlook to rear.

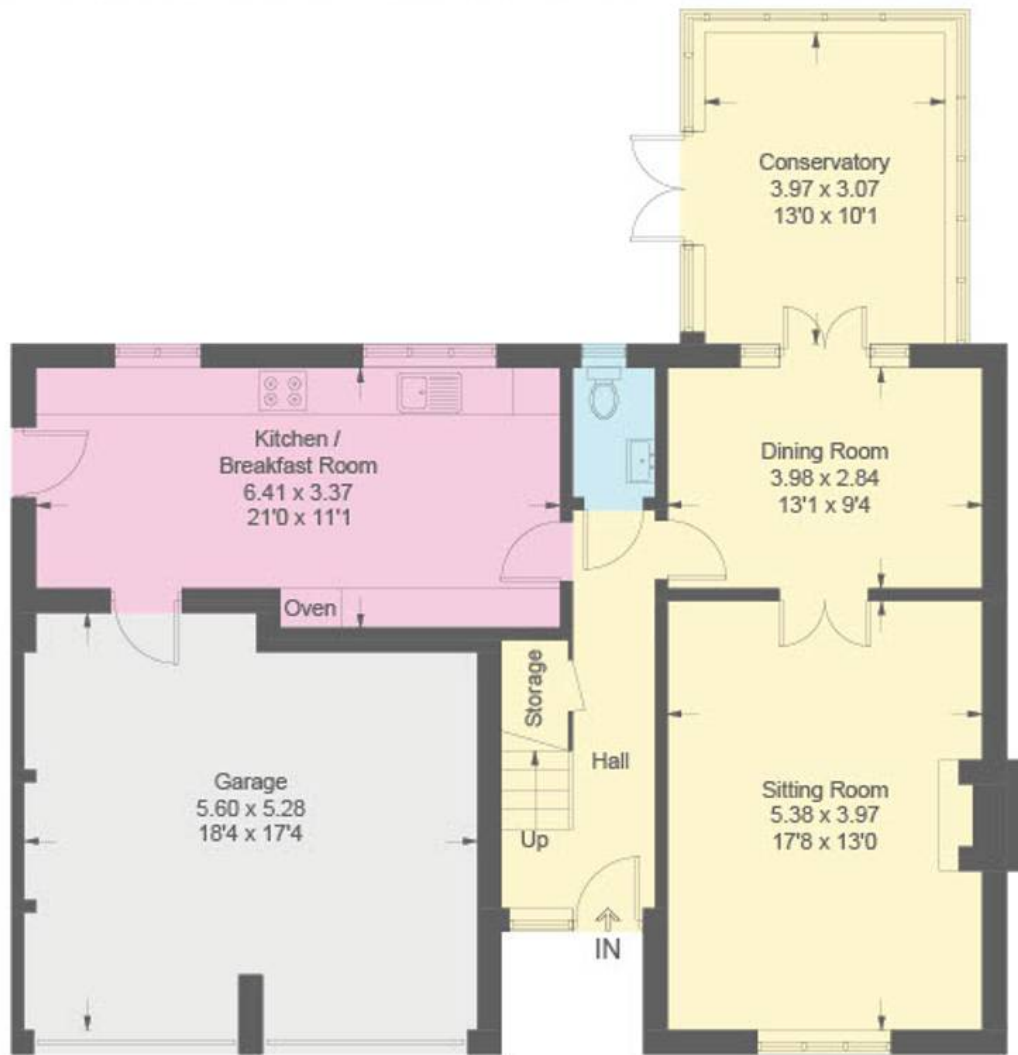
Family Bathroom

White suite comprising low level wc, wash hand basin with mixer tap in a vanity surround with storage under. Panelled bath with mixer tap and shower over, chrome towel radiator and obscured window to rear..



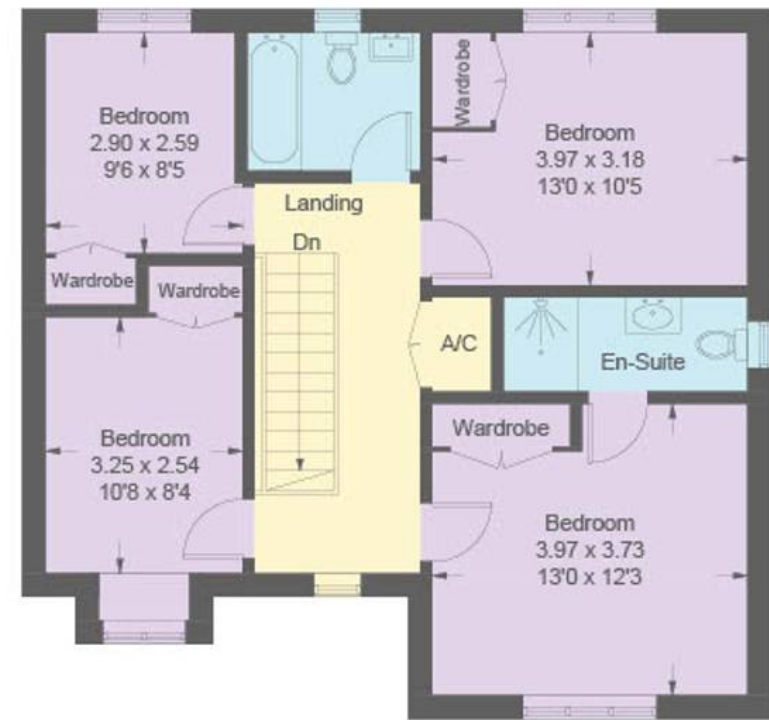


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Ground Floor - 111.2 sq m / 1197 sq ft

Approximate Gross Internal Area = 178.4 sq m / 1920 sq ft
(Including Garage)



First Floor - 67.2 sq m / 723 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1105668)

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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