



**155 Faversham Road, Kennington**

In Excess of **£310,000**

# 155 Faversham Road

Kennington, Ashford

Charming 3-bed end terrace in Kennington, ideal family home with modern amenities. Price over £310,000. Air conditioning, cloakroom, East facing garden, double carport, West facing front garden. Well-maintained, spacious, and inviting.

Council Tax band: C

Tenure: Freehold

- Offers in Excess of £310,000
- Three Bedroom End of Terrace House
- Ideal Family Home
- Double Car Port
- Downstairs cloakroom
- Air conditioning fitted to Lounge and master bedroom
- Low maintenance East facing Rear Garden
- Sought after position within Kennington
- Close to local schools and amenities



### Entrance Porch

### Hallway

Composite Entrance door. Carpet laid to floor. Radiator to the wall. Dado rail with tongue and groove wood covering under.

### Lounge

11' 2" x 11' 6" (3.40m x 3.50m)

Carpet laid to floor. Bay window to the front with tinted top windows. Two radiators to the wall. Feature fireplace. Air con unit to the wall.

### Dining Room

11' 10" x 15' 1" (3.60m x 4.60m)

Composite entrance door. Carpet laid to floor. Radiator to the wall.

### Kitchen

10' 4" x 8' 4" (3.15m x 2.55m)

Vinyl flooring. Window to the side. Quartz work surface with a resin double, a waste disposal unit and water softener. Five ring gas hob, double oven and over head extractor. Wall and floor storage units. Space for a dishwasher.

### W.C

Vinyl flooring. W.C and corner hand basin. Small electric wall heater.

### Utility Room

14' 6" x 8' 4" (4.42m x 2.55m)

Composite entrance door. Carpet tiles to the floor. Window to the rear. Worksurface with a metal sink and drainer. Storage units to the floor. Radiator to the wall. Worcester boiler. Space for a fridge freezer and washing machine.

### Landing

Carpet laid to floor. Dado rail with tongue and groove wood covering underneath. Loft access x 2. Double storage cupboard.



**Shower Room**

10' 2" x 5' 3" (3.10m x 1.60m)

Vinyl flooring. Bathroom wall panels fitted to the walls. Window to the side. Two heated towel radiators to the wall. Corner shower cubicle, W.C and Wash basin with an integrated vanity unit.

**Bedroom 1**

11' 2" x 15' 1" (3.40m x 4.60m)

Carpet laid to floor. Two windows to the front. Radiator to the wall. Air con unit to the wall.

**Bedroom 2**

11' 10" x 9' 2" (3.60m x 2.80m)

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

**Bedroom 3**

14' 1" x 8' 6" (4.28m x 2.60m)

Carpet laid to floor. Window to the rear. Radiator to the wall. Small electric heater to the wall. Air con unit to the wall. Loft access. Cupboard housing the hot water tank.

**Front Garden**

West facing rear garden. Tiled pathway. Low level wall with a metal gate. Blue slated area with some small bushes.

**Rear Garden**

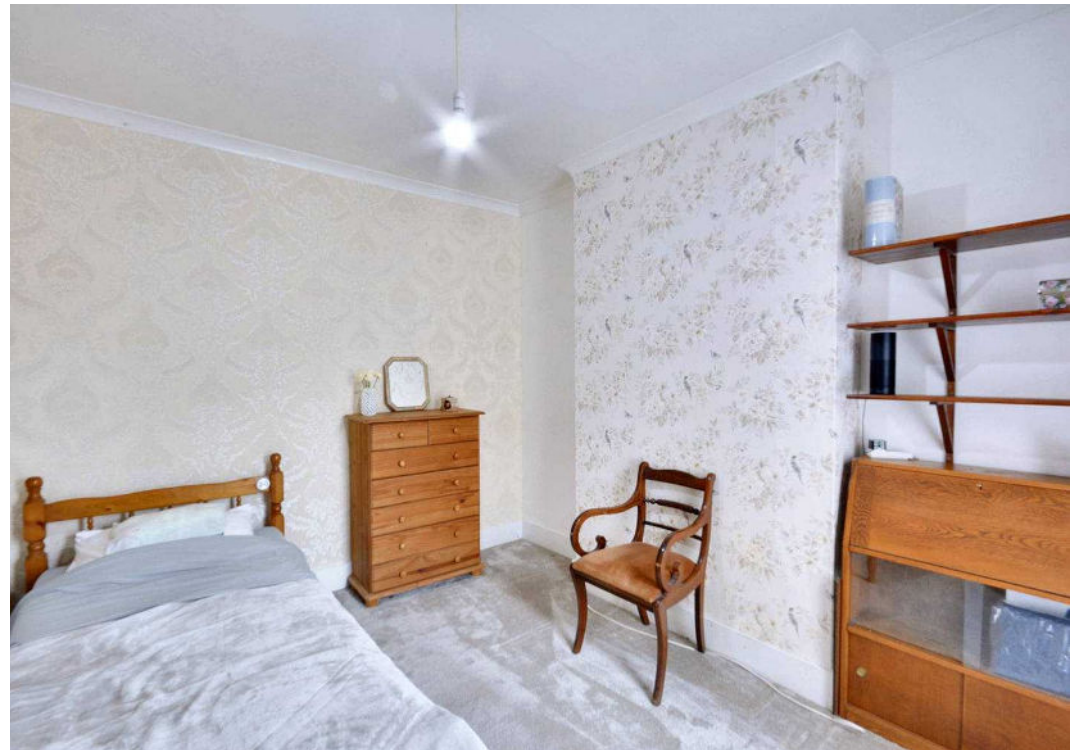
East facing rear garden. Decked area with a concrete pathway. Large patio area. A pebbled area with a metal gate leading to the car port. Blue slate and pebble borders.

**CAR PORT**

2 Parking Spaces

Car port with an electric point and lighting.





### Ground Floor

Approx. 52.3 sq. metres (563.4 sq. feet)



### First Floor

Approx. 53.1 sq. metres (571.9 sq. feet)



Total area: approx. 105.5 sq. metres (1135.3 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.

**Andrew & Co Estate Agents - Ashford**

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### **FRONT GARDEN**

West facing rear garden. Tiled pathway. Low level wall with a metal gate. Blue slated area with some small bushes.

### **REAR GARDEN**

East facing rear garden. Decked area with a concrete pathway. Large patio area. A pebbled area with a metal gate leading to the car port. Blue slate and pebble borders.

### **CAR PORT**

2 Parking Spaces

Car port with an electric point and lighting.

