



18 The Wish, Kenardington

Offers in Region of £310,000

18 The Wish

Kenardington, Ashford

A recently renovated 3-bedroom terraced home situated within the village of Kenardington, offering generous room sizes throughout, a mature garden and Solar PV system with battery.

Council Tax band: D

Tenure: Freehold

- 3-bedroom terraced house
- Completely renovated by the current owner
- Mature rear garden
- Solar PV system with battery
- Modern kitchen/dining room
- Off-street parking available within residents parking area
- Generously sized bedrooms
- Lovely countryside views to the front



Front Entrance

Part glazed uPVC door to front, stairs to first floor, opening to Lounge & Kitchen/Diner, quarry tiled floor.

Lounge

16' 2" x 10' 0" (4.92m x 3.05m)

Dual aspect with window to the front and doors opening to the garden, fireplace with inset log burner, electric radiator, laminate wood flooring.

Kitchen/Diner

15' 8" x 10' 8" (4.77m x 3.26m)

Modern recently fitted kitchen comprising matching wall and base white gloss handleless units with work surfaces over, inset ceramic sink/drain, built-in Pyrolytic electric oven with 4-zone induction hob and extractor hood above, plumbing and space for dishwasher. Dual aspect with windows to the front and rear, electric radiator, laminate wood flooring.

Utility Room

Plumbing and space for washing machine, space for free-standing fridge/freezer, all wiring for solar PV system including battery (8.5kw battery, 5kw inverter), tiled flooring, door to downstairs shower room, door to garden.

Entrance Hallway

Part glazed uPVC door to the front, space for coats and shoes, tiled flooring.

Shower Room

Comprising a quadrant shower enclosure with thermostatic mixer shower, WC, wash basin with storage beneath, extractor fan, electric towel radiator, tiled flooring. Window to the rear.

First Floor Landing

Doors to each Bedroom, Shower Room & Cloakroom, loft access, fitted carpet to the stairs and landing.

Bedroom 1

8' 11" x 13' 4" (2.72m x 4.06m)

Window to the front enjoying far reaching views across farmland, built-in wardrobe, electric radiator, fitted carpet.



REAR GARDEN

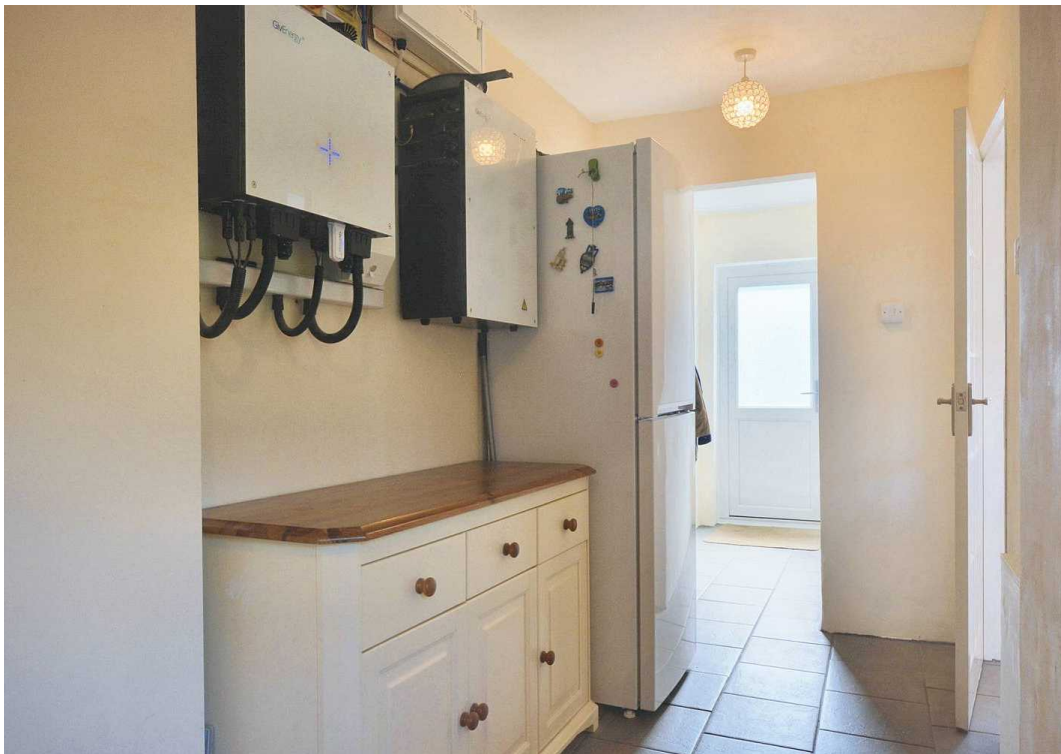
Sun facing rear garden, well stocked with a mix of flowering shrubs to the borders, lawned area, two garden sheds plus greenhouse, patio adjacent to the rear of the house, fenced boundaries. Outside tap, power to the shed.

OFF STREET

1 Parking Space

Parking area to the front of the house.









Ground Floor

Approx. 45.7 sq. metres (491.6 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.1 sq. feet)



Total area: approx. 86.7 sq. metres (933.7 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.

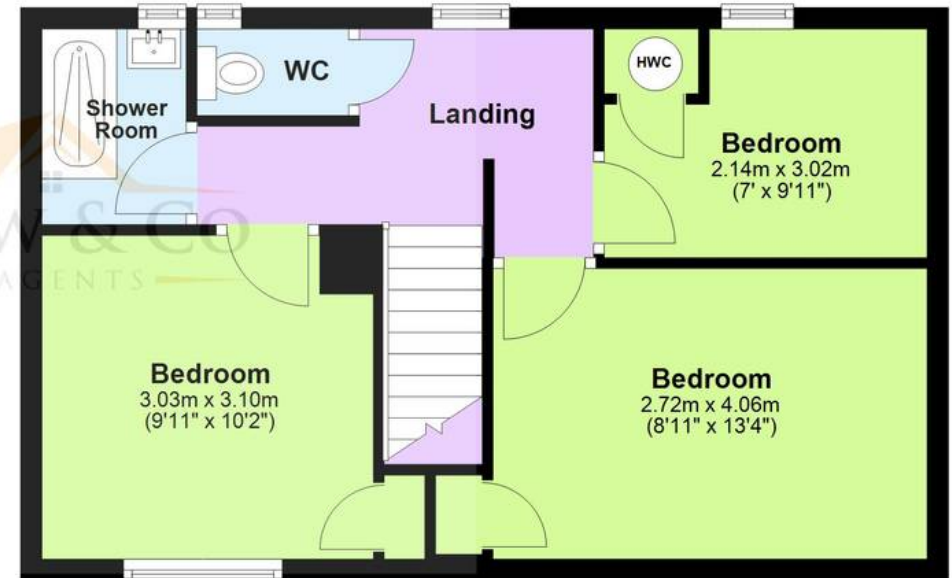
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including 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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