



**36 Vincent Place, Kennington**

Offers Over **£400,000**



# 36 Vincent Place

Kennington, Ashford

Stunning 3-bed detached house with south-east facing rear garden and extended kitchen. Well-presented interior, downstairs cloakroom, and walk-in wardrobe. Tranquil mature garden with patio area. Garage converted into workshop and storage. Convenient location near Little Burton park. £400,000 offers over.

Council Tax band: D

Tenure: Freehold

- Three Bedroom Detached House
- South East facing rear garden.
- Popular Little Burton Location close to the local park
- Ideal Family Home
- Downstairs Cloakroom
- Garage and Off road Parking
- Walk in Wardrobe
- Extended Kitchen
- Well presented throughout
- Mature naturalists garden to the rear with an overhead canopy





### Entrance Hallway

Upvc Entrance door. Vinyl Flooring. Radiator to the wall.

### Cloakroom

Vinyl flooring. Window to the front. Heated towel radiator. W.C and washbasin.

### Lounge

14' 8" x 13' 4" (4.47m x 4.07m)

Carpet laid to floor. Bay window to the front. Radiator to the wall.

### Kitchen/Dining area

19' 11" x 16' 5" (6.06m x 5.01m)

Dining Area - Tiled floor. Radiator to the wall. Windows and door leading out to the rear garden. Understairs cupboard. Door to the side access. Kitchen - Tiled floor. Windows to the side and rear. Wooden worksurface. Porcelain sink and drainer. Wall and floor storage units. Worcester boiler. Hob with an overhead extractor and electric fan oven. Spaces for a dishwasher, fridge freezer and washing machine.

### Landing

Carpet laid to floor. Window to the side. Loft access. Cupboard housing the hot water tank.

### Bedroom 1

11' 8" x 7' 8" (3.56m x 2.33m)

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

### Walk in Wardrobe

Previously the En suite shower room converted to a wardrobe with a window to the side and carpet to the floor. Please note that it can be converted back to an En suite.





## FRONT GARDEN

Laid to lawn with flower borders. Patio pathway. Side access to the rear garden.

## REAR GARDEN

Enclosed rear garden which could be a naturalists delight. Patio area. Laid to lawn. Plenty of mature plants, shrubs and bushes to enjoy. Shingle pathway leading to the shed. Also comes with side access. Plus the benefit of an overhead canopy covering the patio.

## GARAGE

Single Garage

Single garage that has been converted to a workshop and storage area with power and lights. Parking for 1 car to the front.

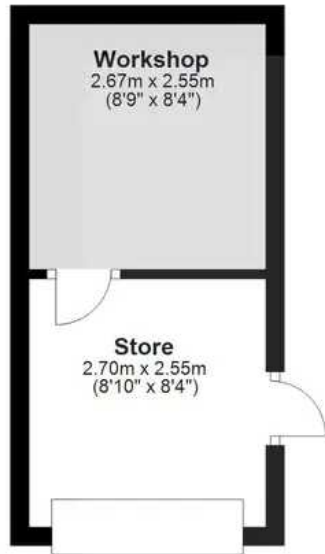






## Ground Floor

Approx. 60.0 sq. metres (645.5 sq. feet)



## First Floor

Approx. 39.1 sq. metres (420.7 sq. feet)



Total area: approx. 99.0 sq. metres (1066.1 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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