



## 17 Broadhurst Drive, Kennington

In Excess of £400,000

# 17 Broadhurst Drive

Kennington, Ashford

A four bedroom detached house, situated within a popular area, enjoying garage and driveway parking with public transport links close by, schools within walking distance and available for sale with onward chain.

Council Tax band: E

Tenure: Freehold

- Four-bedroom detached house
- Garage & Driveway parking
- Conservatory to the rear
- Downstairs cloakroom
- Lounge/Diner
- Popular Kennington location
- Walking distance to schools, amenities and transport links
- No onward chain



**Porch**

uPVC door to the front, fitted carpet.

**Hallway**

Stairs leading to the first floor with cupboard beneath, radiator, fitted carpet.

**WC**

Window to the front, WC, wash basin, radiator, fitted carpet.

**Lounge/Diner**

12' 5" x 22' 2" (3.78m x 6.75m)

Bay window to the front, patio doors to the conservatory, door into kitchen, radiators, fitted carpet.

**Kitchen**

9' 5" x 11' 7" (2.88m x 3.52m)

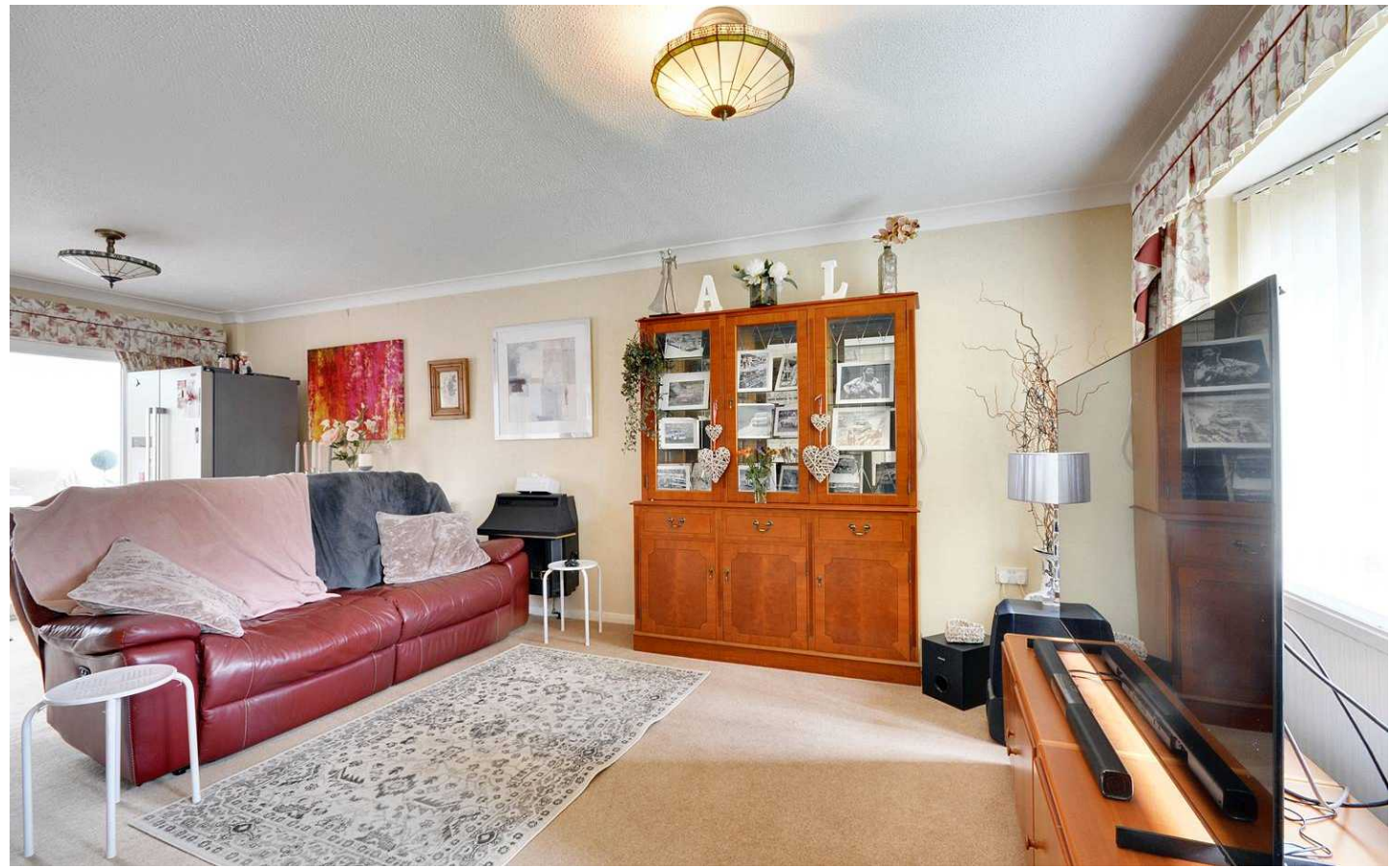
Fitted kitchen comprising wall and base units with work surfaces over, inset composite 1.5 bowl sink/drain, built-in electric oven and microwave, 4-ring halogen hob with extractor hood above, built-in dishwasher, plumbing and space for washing machine, space for free-standing fridge-freezer. Tiled splash back and vinyl flooring. Window and door to the garden.

**Conservatory**

uPVC construction with windows and doors leading out to the garden, electric radiator and fitted carpet.

**Landing**

Loft access, doors to each room, radiator, airing cupboard housing hot water cylinder, carpet fitted to the stairs and landing.



**Bedroom 1**

11' 10" x 9' 4" (3.60m x 2.85m)

Window to front, fitted bedroom furniture, radiator, fitted carpet.

**Bedroom 2**

8' 1" x 12' 8" (2.46m x 3.86m)

Window to the rear, radiator, fitted carpet.

**Bedroom 3**

9' 9" x 7' 2" (2.97m x 2.18m)

Window to the rear, radiator, fitted carpet.

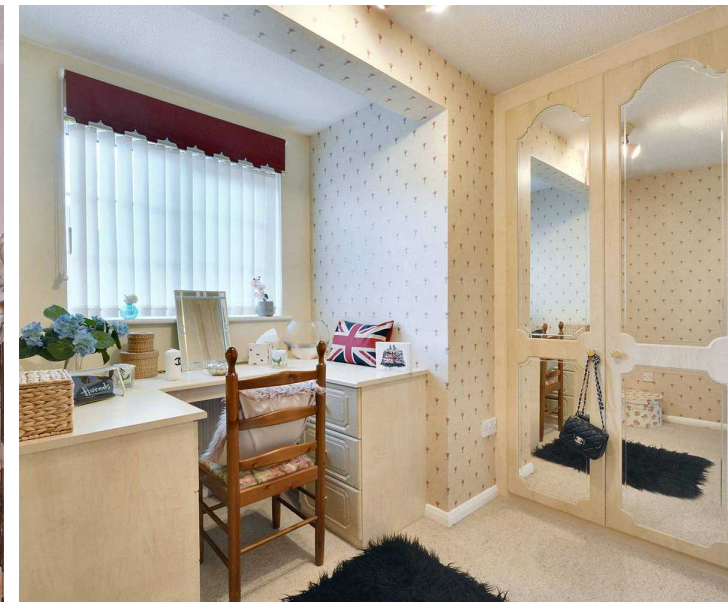
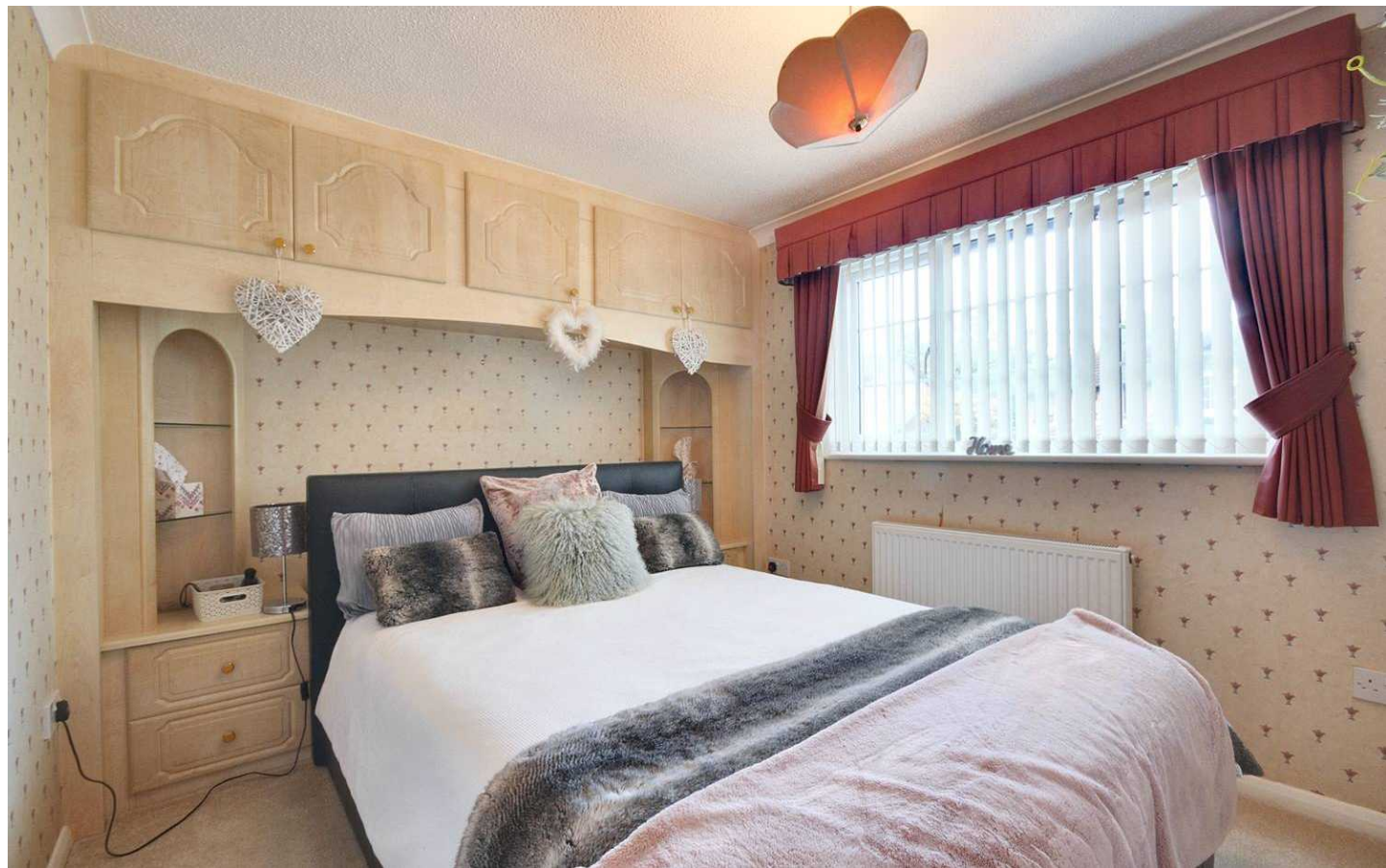
**Bedroom 4**

9' 9" x 10' 2" (2.97m x 3.11m)

Currently used as a dressing room. Window to the front, fitted wardrobes and dressing table with drawers beneath, radiator, fitted carpet.

**Bathroom**

Comprising a quadrant shower cubicle with thermostatic shower, WC, wash basin, radiator, shaver socket, partly tiled and walls and vinyl flooring. Window to the rear.



## REAR GARDEN

A nicely sized garden with fenced boundaries and gated side access. Access into the garage and garden shed.

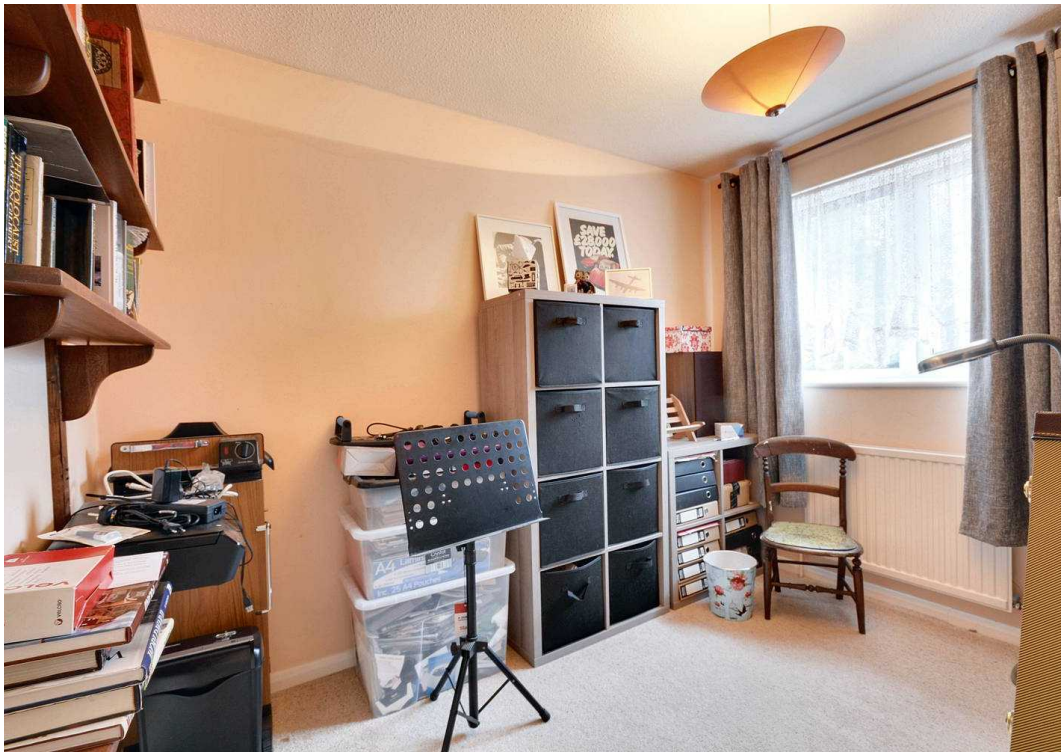
## GARAGE

Single Garage

## DRIVEWAY

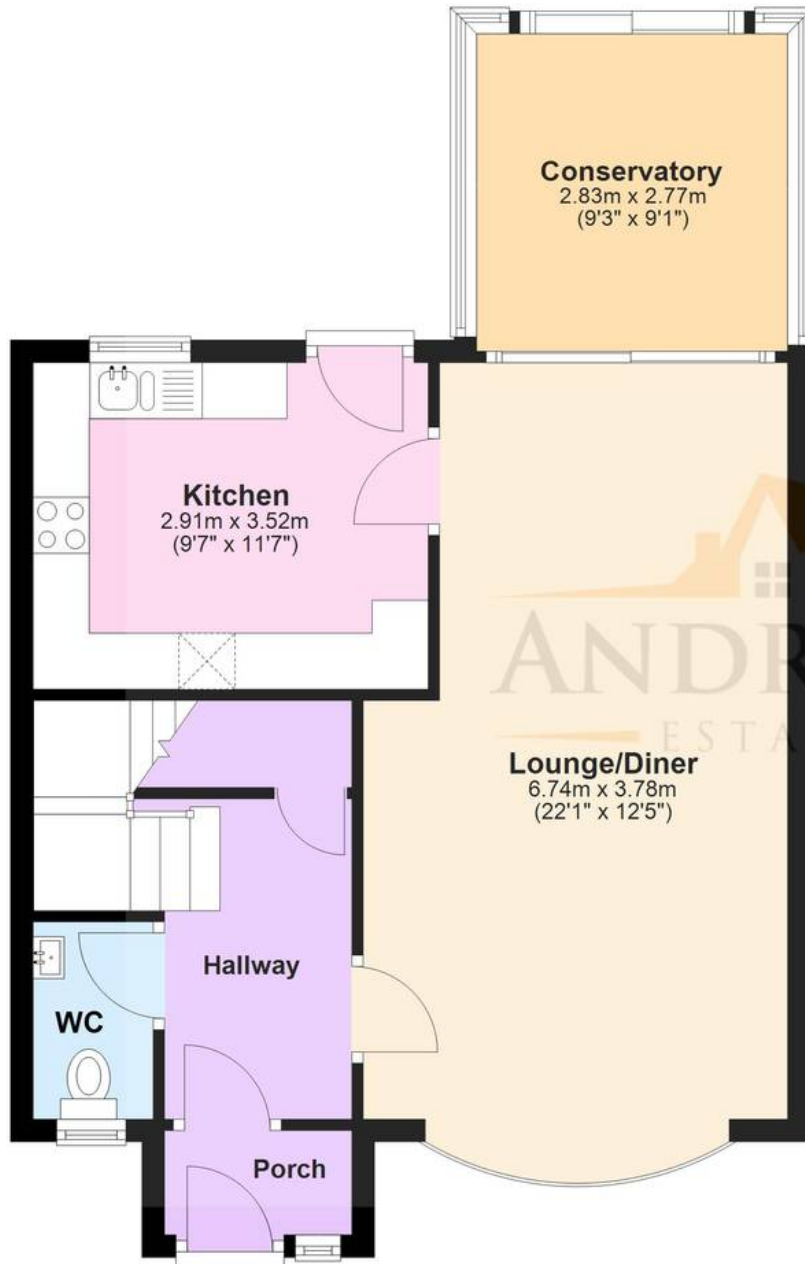
1 Parking Space





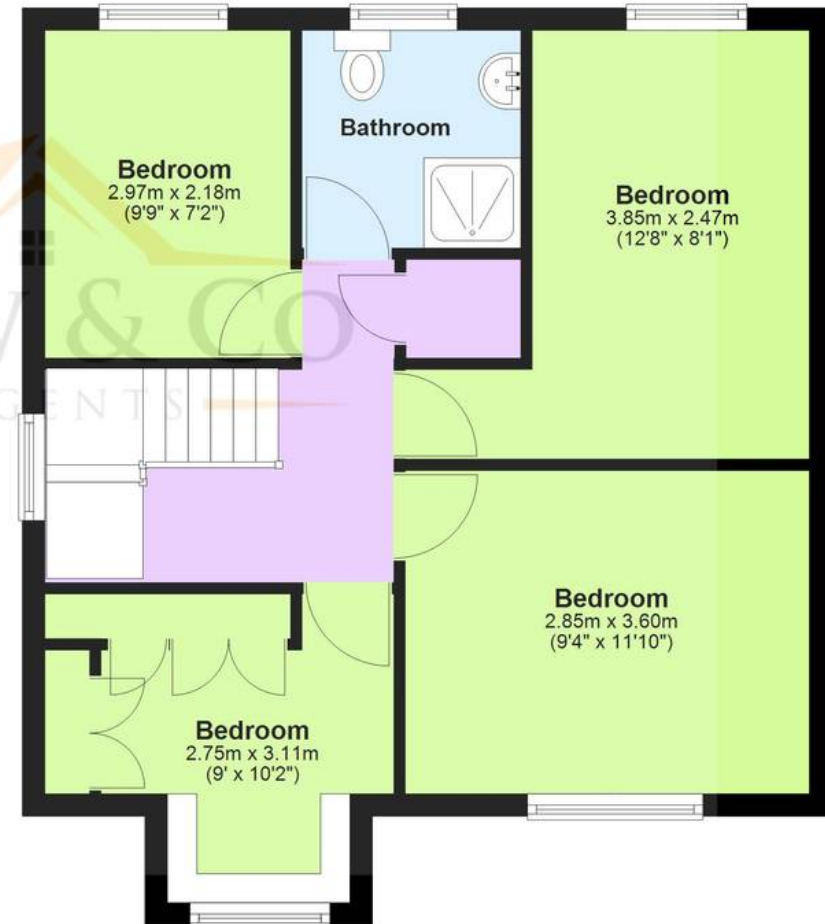
## Ground Floor

Approx. 55.5 sq. metres (597.9 sq. feet)



## First Floor

Approx. 47.9 sq. metres (515.4 sq. feet)



Total area: approx. 103.4 sq. metres (1113.3 sq. feet)

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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