



Little Haven Church Road, Kennington

Offers in Region of £625,000

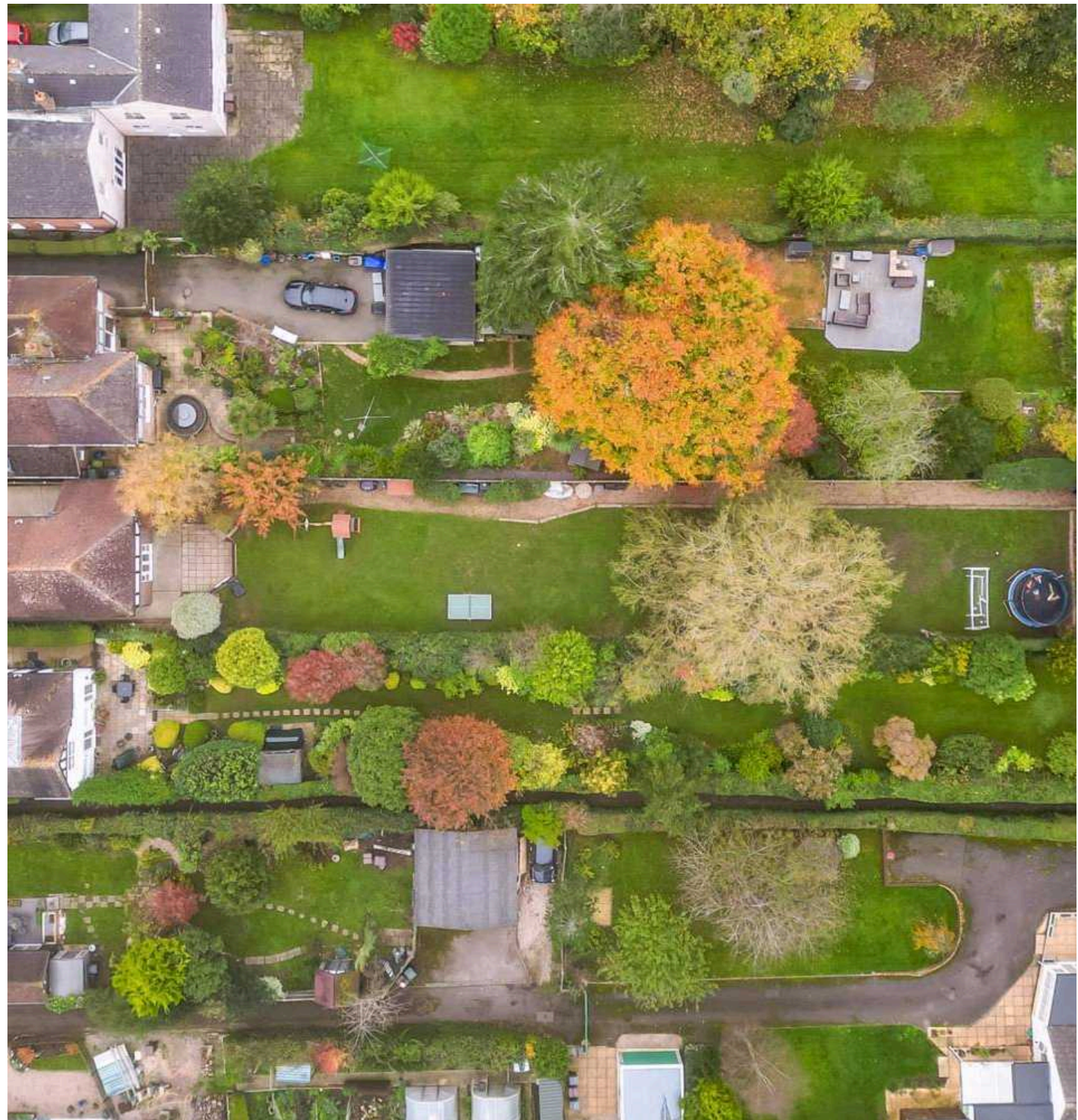
Little Haven Church Road

Kennington, Ashford

Charming 3-bed detached house in Kennington with modern kitchen, spacious lounge & dining, 3 double bedrooms, luxurious bathroom. Large enclosed garden, parking for 4 cars. Ideal for nature lovers with parks & walks nearby. Timeless elegance & modern convenience in a prime location. Council Tax band: D

Tenure: Freehold

- Individual 1930's Tudor Style Family Home
- 3 Double Bedrooms
- Occupying a Quarter of an Acre Plot
- Feature Large Enclosed Rear Garden with 2 Timber Sheds
- Modern Fitted Kitchen
- Cloakroom
- Lounge & Dining Room
- 4 Piece Modern Bathroom Suite
- Popular Church Road Location within Kennington
- Close Proximity to Play Parks and Countryside Walks



Entrance Porch

Part glazed door leading to Hallway.

Hallway

With stairs leading to first floor and door leading through to Dining Room.

Dining Room

12' 0" x 10' 11" (3.66m x 3.33m)

Window to front, radiator, built in storage cupboards archway through to Kitchen.

Kitchen

15' 2" x 10' 10" (4.62m x 3.30m)

Range of white shaker style cupboards and drawers beneath wooden work surfaces with additional wall mounted units, window to side, gas hob with extractor fan over, double eye level oven, 1 and half bowl ceramic sink with mixer tap and drainer, integrated dishwasher, fridge/freezer and washing machine, inset spotlights, further window to side, understairs storage cupboard.

Cloakroom

Low level wc, pedestal wash hand basin, obscured window to side.

Lounge

15' 2" x 13' 4" (4.62m x 4.06m)

Double glazed windows and French doors to rear, feature fireplace with electric fire built in storage cupboard.

Landing

Loft access, window to side, doors leading to bedrooms and family bathroom. Built in double set of storage cupboards.

Bedroom

12' 1" x 10' 11" (3.68m x 3.33m)

With window outlook to front, 2 x double built in wardrobes, further storage cupboard.

Bedroom

16' 10" x 10' 5" (5.13m x 3.18m)

Window to rear and built in storage.





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EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

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FRONT GARDEN

Accessed via a 5 bar gate the front garden is designed for easy maintenance with shingled area and borders, path leading to front door and gated side access to rear garden.

REAR GARDEN

Extensive lawned area with flower and shrub borders. There is a sunken patio, timber bike shed and shingled path to rear of garden where you will find 2 timber sheds.

DRIVEWAY

4 Parking Spaces

Driveway parking for 4 plus vehicles.

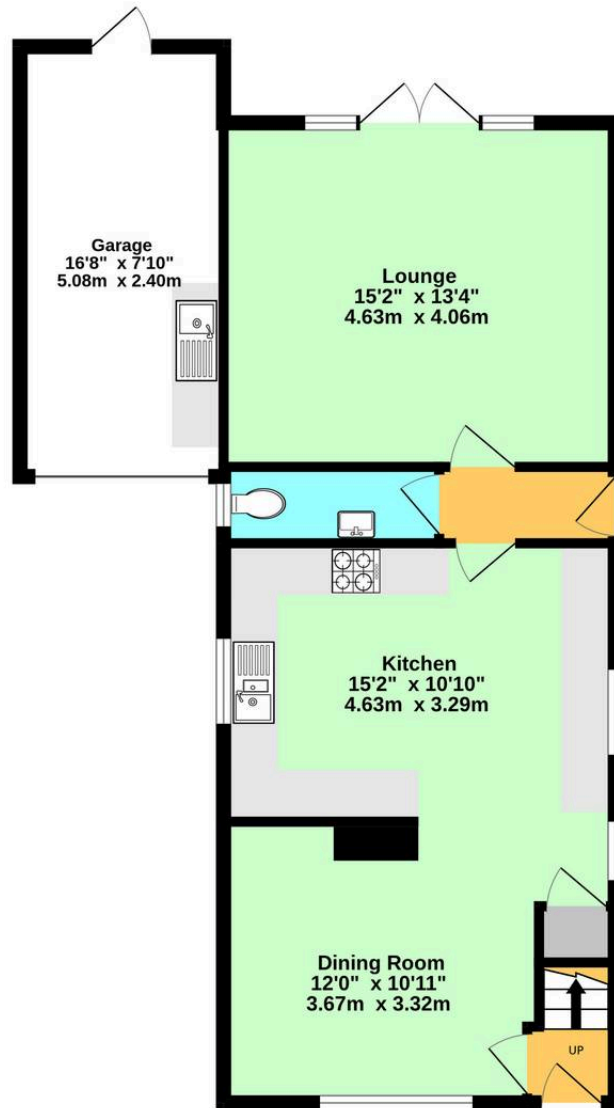
GARAGE

Single Garage

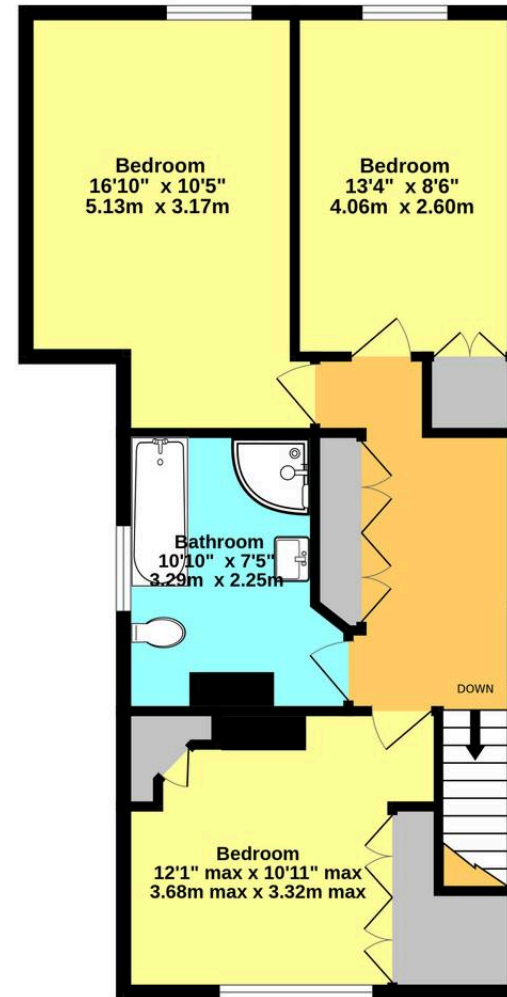
With up and over door, power and light, personal door to rear garden.



Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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