



15 Northumberland Avenue, Kennington

In Excess of **£400,000**

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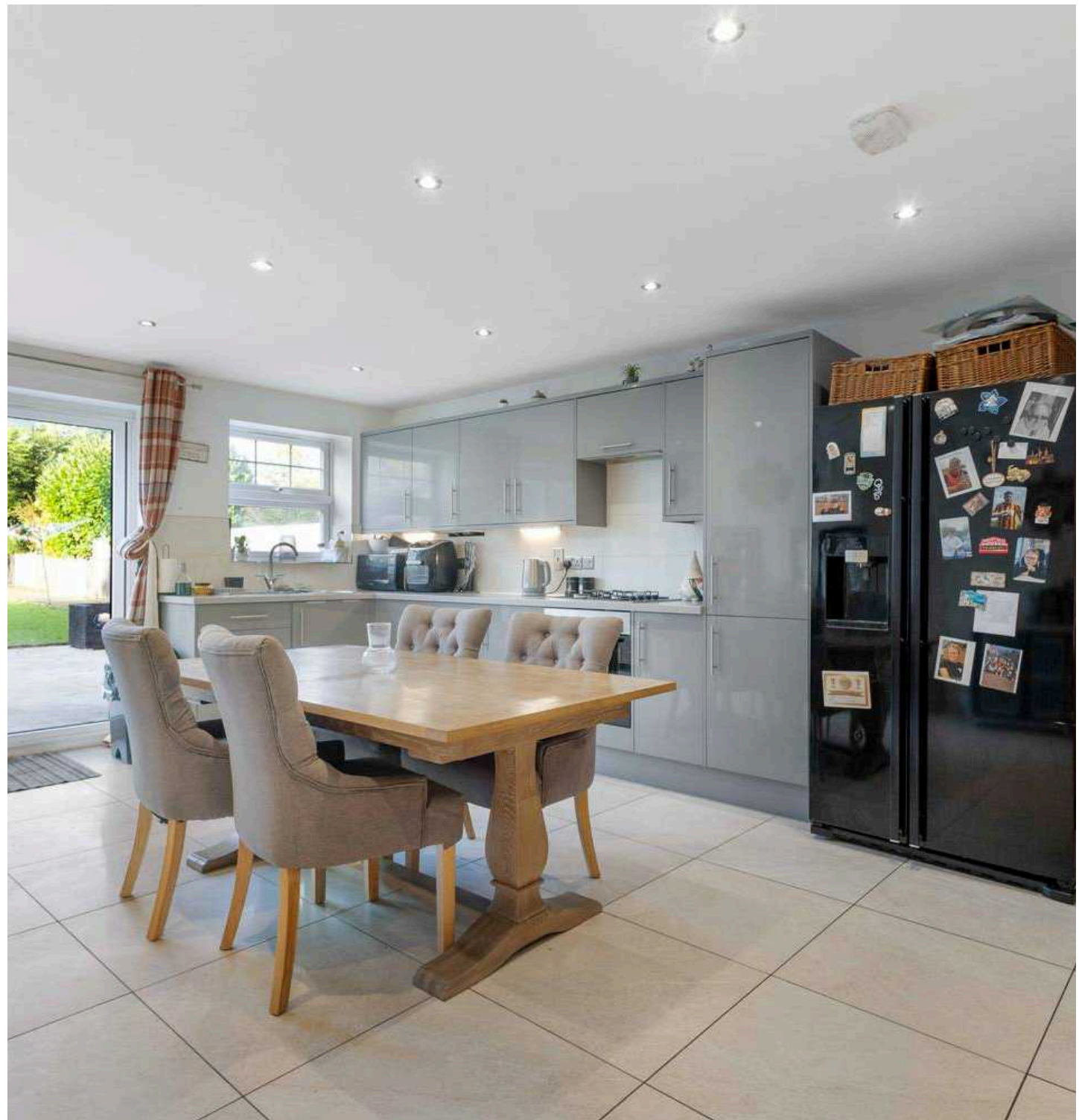
Kennington, Ashford

Charming 1930s Semi-Detached house in sought-after Kennington with 4 bedrooms, open plan living area, 120ft rear garden, office/studio, off-road parking for 4 cars. Perfect blend of space, comfort, and convenience, with NO ONWARD CHAIN.

Council Tax band: D

Tenure: Freehold

- NO ONWARD CHAIN
- Attractive 1930's Semi-Detached Family Home
- Low Maintenance Good Sized Rear Garden
- 4 Bedrooms
- Popular Kennington Location opposite Woodland
- Off Road Parking for 4 Vehicles
- Office/Studio/Studio in Garden with Electric & Water
- Open Plan Living Area comprising Kitchen/Dining Room/Lounge
- Utility Room & Cloakroom



Hallway

Staircase to first floor, tiled flooring and door through to Lounge.

Living Area (Kitchen/Lounge/Dining Area)

31' 4" x 15' 0" (9.55m x 4.57m)

Double aspect with window to rear, window with outlook to front and bi-fold doors leading to rear garden, range of gloss fronted cupboards and drawers beneath worktops with wall mounted units, gas hob with extractor over and low level oven, tiled floor with under floor heating, wood burning stove, stainless steel sink with mixer tap and drainer, wall mounted Vaillant gas boiler. Door through to utility room.

Utility Room

13' 7" x 6' 6" (4.14m x 1.98m)

With window to side and door to rear, garage door to front, space and plumbing for washing machine.

Cloakroom

With white low level WC, wash hand basin and obscured window to rear.

Landing

With doors to bedrooms and family bathroom.

Bedroom

18' 11" x 10' 0" (5.77m x 3.05m)

Window to rear with range of built in wardrobe cupboards, built in drawer unit and storage cupboard.

Bedroom

12' 7" x 6' 3" (3.84m x 1.91m)

Double aspect with window to front and rear.

Bedroom

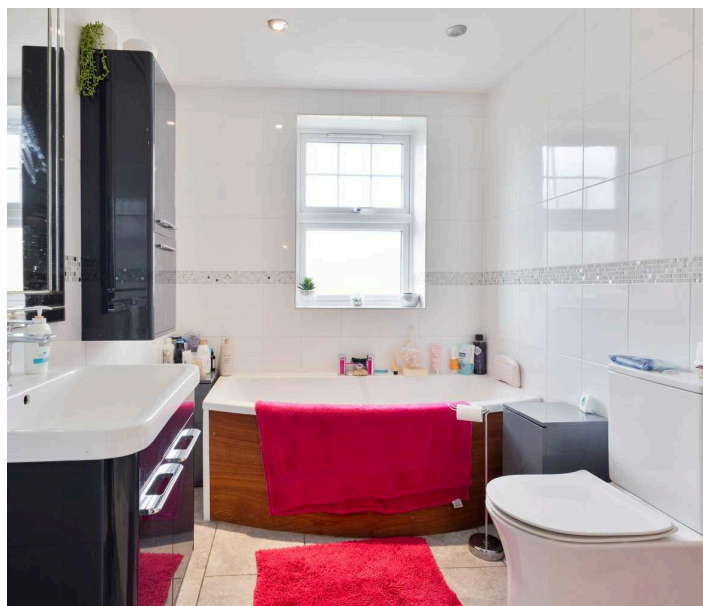
11' 10" x 6' 9" (3.61m x 2.06m)

With window outlook to front.

Bedroom

8' 9" x 8' 9" (2.67m x 2.67m)

With window outlook to front and bulkhead wardrobe storage cupboard.





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EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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REAR GARDEN

Measuring approximately 120ft the rear garden benefits from artificial lawn with large patio area and path leading to rear.

DRIVEWAY

4 Parking Spaces

Block paved driveway providing parking for 4 vehicles.





Ground Floor

Approx. 42.7 sq. metres (459.1 sq. feet)



First Floor

Approx. 47.8 sq. metres (514.8 sq. feet)



Total area: approx. 90.5 sq. metres (974.0 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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