



10 Tritton Fields, Kennington

Offers in Region of £325,000

10 Tritton Fields

Kennington, Ashford

Charming 2-bed bungalow in Tritton Fields, Kennington. No onward chain. Close to amenities and public transport. Front and back gardens with a variety of plants, greenhouse, summerhouse. Detached garage and driveway for 2 cars. Serene oasis with nature at your doorstep. Council Tax band: C

Tenure: Freehold

- NO ONWARD CHAIN
- Popular Tritton Fields, Kennington Location
- Lovingly Maintained Gardens
- Garage with Driveway Parking
- Flexible 2 Bedroom Semi-Detached Bungalow
- Close to Public Transport & Amenities
- Walking Distance to The Ridge Public Playing Fields with Playpark and Countryside Walks



Hallway

Access via porch, carpeted, loft access, doors through to bedrooms, bathroom and lounge.

Lounge

13' 10" x 10' 10" (4.22m x 3.30m)

Double aspect with window to front and double patio doors to rear garden, carpeted, wall mounted electric fire.

Kitchen

13' 11" x 6' 11" (4.24m x 2.11m)

Range of wooden cupboards and drawers beneath work surfaces, additional wall mounted units, window to rear and door to side, stainless steel sink with mixer tap and drainer, gas hob with extractor over, eye level oven, integrated fridge/freezer, space and plumbing for washing machine and dishwasher, pantry, locally tiled walls, towel radiator.

Bedroom 2/Dining Room

11' 10" x 10' 7" (3.61m x 3.23m)

Carpeted with window to side, storage cupboards. This room was previously the second bedroom but the wall was removed leading to the kitchen. The property can be easily remodelled to set this room back into the second bedroom.

Shower Room

White suite comprising low level wc, wash hand basin with mixer tap and vanity storage cupboard under, tiled shower cubicle with electric shower unit, obscured window to side, towel radiator, extractor fan, locally tiled walls.

Bedroom

13' 11" x 9' 11" (4.24m x 3.02m)

Carpeted with window to front and double built in wardrobes.





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EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

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FRONT GARDEN

The front garden is laid to lawn with path leading to front door of property.

REAR GARDEN

The rear garden is lovingly maintained with good range of flower and shrub borders, gated side access, greenhouse and summerhouse with electric.

GARAGE

Single Garage

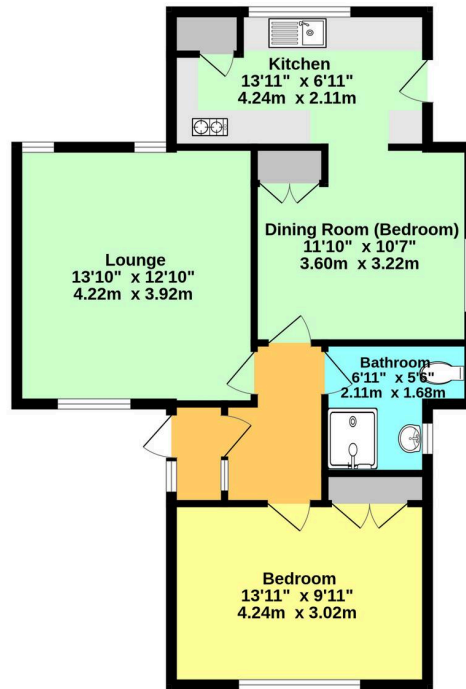
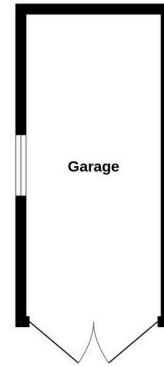
Detached garage with double doors.

DRIVEWAY

2 Parking Spaces

Driveway parking for 2 vehicles





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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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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