



318 Canterbury Road, Kennington

In Excess of **£450,000**

318 Canterbury Road

Kennington, Ashford

Immaculate 4-bed semi-detached house in Kennington. Modern kitchen, 2 bathrooms, potential for annexe. Stunning front garden, private rear garden with garden room, workshop, garage, and ample parking for 4 cars. No onward chain.

Council Tax band: D

Tenure: Freehold

- Attractive & Well Presented Semi-Detached Family Home
- NO ONWARD CHAIN
- Canterbury Road Location within Kennington
- Large Private Rear Garden with Patio
- Spacious Living Accommodation
- 4 Bedrooms with possibility of ground floor Annex accommodation
- Garage with Driveway Parking for 4 Vehicles
- Modern Roma Kitchen
- Ground Floor Bathroom & First Floor Shower Room



Hallway

With stairs leading to first floor, coat cupboard and understairs cupboard.

Sitting Room

21' 8" x 11' 11" (6.60m x 3.63m)

Carpeted with window to front and archway through to garden room.

Sun Room

11' 11" x 9' 6" (3.63m x 2.90m)

Sliding patio leading to rear garden with archway leading through to dining area.

Kitchen

11' 2" x 9' 10" (3.40m x 3.00m)

Modern Roma fitted kitchen comprising range of cupboards and drawers beneath quartz worksurfaces. Additional range of wall mounted units. Falcon range cooker with splashback and overhead extractor fan, integrated dishwasher, sink with mixer tap, space for freestanding fridge/freezer, inset spotlights and locally tiled walls.

Dining Room

9' 10" x 9' 6" (3.00m x 2.90m)

With window to rear, door through to utility room and archway through to garden room.

Utility Room

Range of cupboards and drawers beneath worksurfaces with wall mounted units. Space and plumbing for washing machine and tumble dryer. Stainless steel sink with mixer tap, inset spotlights and locally tiled walls. Door through to garage and inner hallway leading to bathroom and bedroom.



Bathroom

White suite comprising low level wc, wash hand basin with vanity storage under, panelled bath with mixer tap, towel radiator, obscure window to side, fully tiled walls and inset spotlights.

Bedroom

15' 1" x 8' 0" (4.60m x 2.44m)

Carpeted with window to rear.

Landing

With loft access which benefits from ladder and being partially boarded.

Bedroom

11' 11" x 11' 6" (3.63m x 3.51m)

Carpeted with window to rear.

Bedroom

11' 11" x 9' 11" (3.63m x 3.02m)

Carpeted with window to front.

Bedroom

9' 10" x 8' 7" (3.00m x 2.62m)

Carpeted with window to front, built in storage cupboards.

Shower Room

Wash hand basin with mixer tap and vanity drawers under, tiled shower cubicle with power shower, towel radiator, obscured window to front, fully tiled walls and inset spotlights.

Cloakroom

Low level wc.



FRONT GARDEN

The front garden is laid to lawn with flower and shrub borders.

REAR GARDEN

The private rear garden is laid to lawn with large patio area which is partially covered by oak pergola. To the rear of the garden is the handy garden room as well as a workshop/hobby room and garden tool store.

DRIVEWAY

4 Parking Spaces

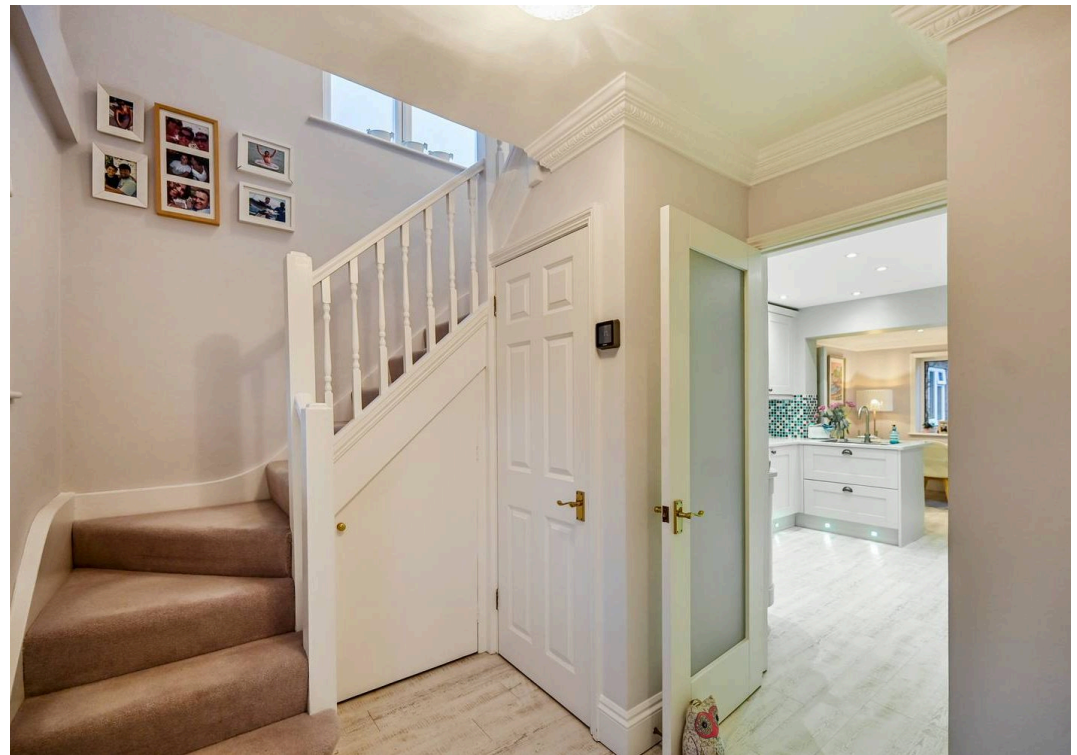
Large tarmac driveway providing parking for 4 vehicles.

GARAGE

Single Garage

With up and over door, personal door to utility room, range of kitchen units providing storage.







Ground Floor

Approx. 103.6 sq. metres (1115.6 sq. feet)



First Floor

Approx. 44.5 sq. metres (478.8 sq. feet)



Total area: approx. 148.1 sq. metres (1594.4 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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