



71 Clarke Crescent, Kennington  
£325,000



# 71 Clarke Crescent

Kennington, Ashford

A three-bedroom semi detached house, positioned with the Little Burton development in Kennington, sought-after with local amenities close-by including schools, shops, parks & transport links, benefitting from driveway parking for two cars and a conservatory to the rear.

Council Tax band: D

Tenure: Freehold

- Conservatory addition to the rear
- Driveway parking for 2 cars
- Downstairs cloakroom
- Sought-after Little Burton development
- Walking distance of local amenities including schools, parks and walks





**Hallway**

Composite door to the front, stairs to first floor, radiator, tiled flooring.

**Cloakroom**

Window to the front, WC, wash basin with storage beneath, towel radiator, tiled flooring.

**Lounge**

12' 7" x 14' 9" (3.83m x 4.50m)

Window to the front, doors to the kitchen/diner, radiators, fitted carpet.

**Kitchen/Diner**

10' 6" x 15' 8" (3.21m x 4.78m)

Modern fitted kitchen comprising matching wall and base units with worksurface over, inset porcelain sink/drain, gas range cooker with 5-ring top, plumbing and space for washing machine and space for free-standing fridge/freezer. Tiled splash back, tiled flooring within the kitchen and laminate wood flooring to the dining area. Under-stairs storage cupboard. Radiator towel rail. Window to the rear looking out onto the garden, double doors to the conservatory.

**Conservatory**

14' 1" x 9' 7" (4.30m x 2.91m)

Half height brick construction with uPVC windows above, doors leading out to the garden, laminate wood flooring.







### **Landing**

Window to the side, doors to each room, airing cupboard housing hot water cylinder, loft access, fitted carpet to the stairs and landing.

### **Bedroom 1**

9' 1" x 13' 4" (2.77m x 4.07m)

Window to the rear, radiator, fitted carpet.

### **Bedroom 2**

8' 1" x 11' 11" (2.46m x 3.64m)

Window to the front, radiator, fitted carpet.

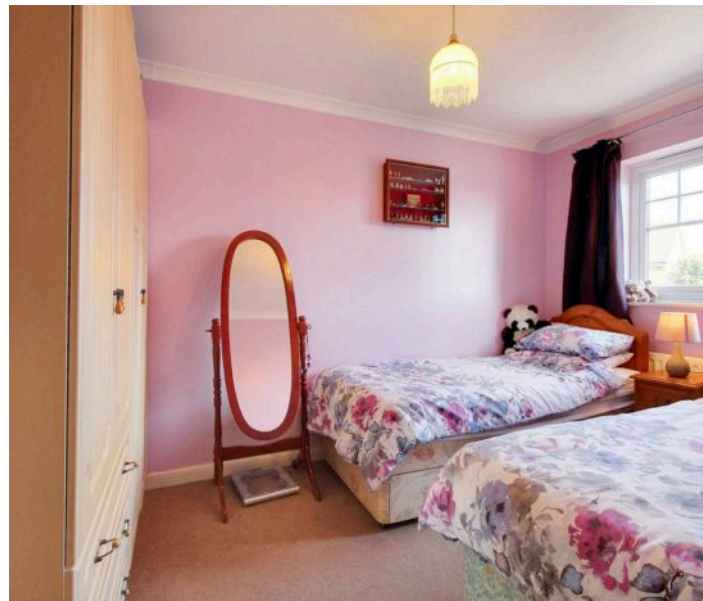
### **Bedroom 3**

7' 1" x 7' 5" (2.17m x 2.25m)

Window to the front, built-in cupboard, radiator, fitted carpet.

### **Bathroom**

Modern fitted bathroom comprising a large rectangular shower enclosure with sliding door and Aqualisa shower with rainfall head, WC, wash hand basin with bandit and storage beneath, extractor fan, towel radiator, half height tiling and bathroom wall panelling, laminate wood flooring. Window to the rear.













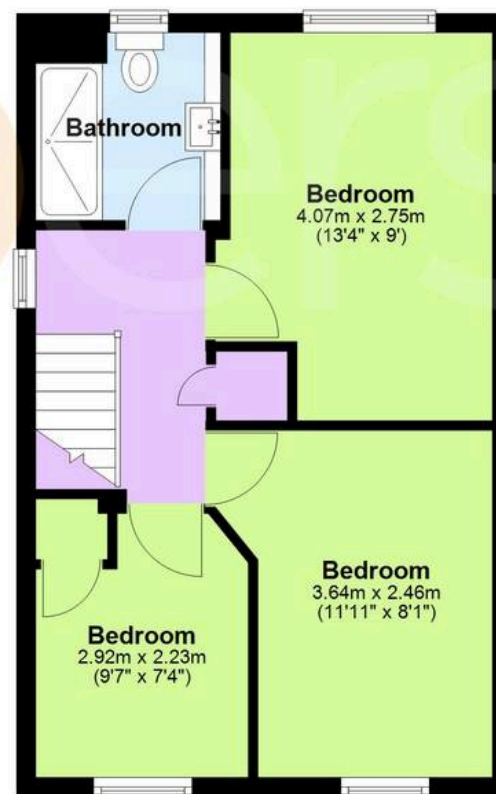
## Ground Floor

Approx. 51.1 sq. metres (550.2 sq. feet)



## First Floor

Approx. 37.4 sq. metres (402.7 sq. feet)



Total area: approx. 88.5 sq. metres (952.9 sq. feet)





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