



26 Larch Walk, Kennington

Offers in Region of £325,000

Skippers

26 Larch Walk

Kennington, Ashford

Fantastic 3 bed link-detached home in Kennington. NO CHAIN. Ideal for a family with potential for personal touch. Lounge & dining room. Lawn gardens, block-paved driveway for 2 cars, 18'2 x 11' garage. sought-after location with endless possibilities.

Council Tax band: D

Tenure: Freehold

- NO ONWARD CHAIN
- 3 Bedroom Link-Detached Family Home
- Popular Kennington Location
- Requiring some Modernisation
- Lounge with additional Dining Room
- Garage with Driveway
- Cloakroom
- Garden



Hallway

With stairs to first floor, understairs storage cupboard, additional storage cupboard, internal door through to garage and doors through to lounge and kitchen.

Cloakroom

Low level wc, wash hand basin and obscured window to front.

Lounge

24' 11" x 11' 9" (7.59m x 3.58m)

Double aspect with window to front and sliding patio doors leading through to rear garden, carpeted with serving hatch to kitchen.

Kitchen

8' 8" x 8' 4" (2.64m x 2.54m)

Range of cupboards and drawers beneath work surfaces and additional wall mounted units, window to rear, sink with mixer tap and drainer, space and plumbing for washing machine, wall mounted boiler, space for freestanding oven, door through to dining room.

Dining Room

11' 1" x 7' 3" (3.38m x 2.21m)

Carpeted with sliding patio doors to rear garden.

Landing

Window to side, airing cupboard, doors leading to bedrooms and bathroom.





Bedroom

11' 10" x 10' 6" (3.61m x 3.20m)

Carpeted with window to front and double built in wardrobe.

Bedroom

10' 2" x 10' 0" (3.10m x 3.05m)

Carpeted with window to rear and double built in wardrobe.

Bedroom

8' 10" x 7' 4" (2.69m x 2.24m)

Carpeted and window to front.

Bathroom

White suit comprising low level wc, wash hand basin with vanity storage under, panelled bath, obscured window to rear, locally tiled walls





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

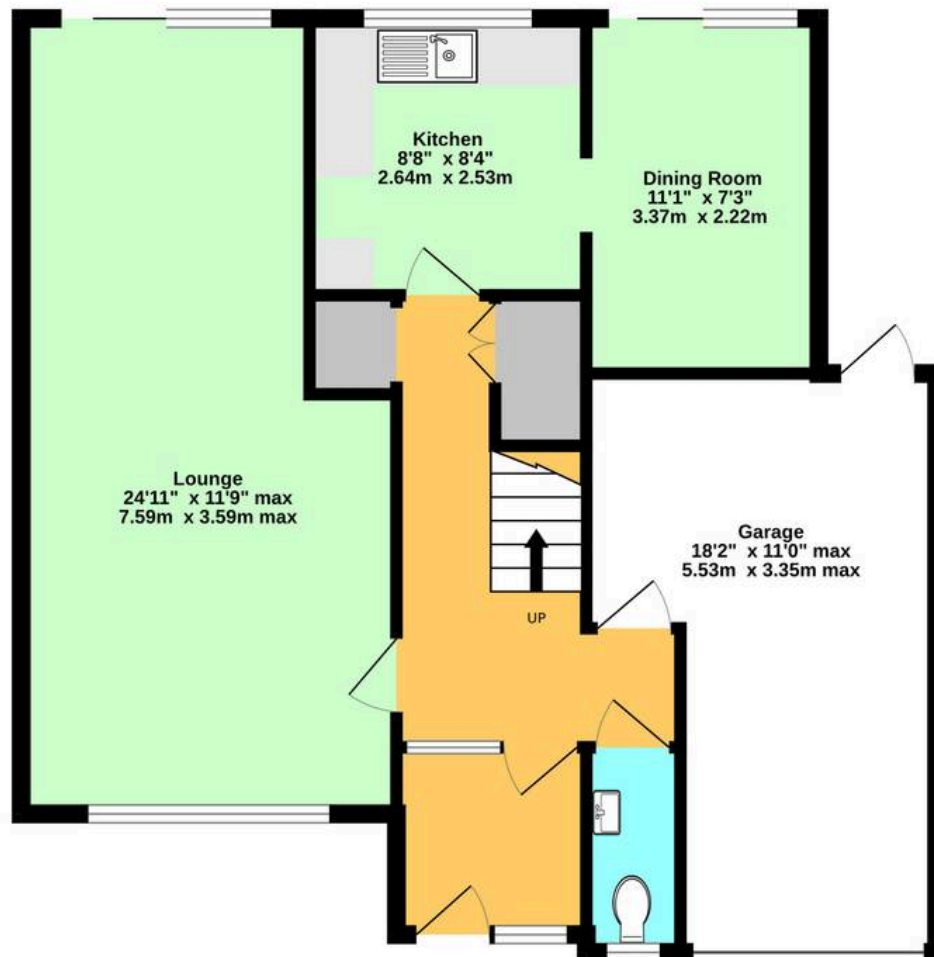
England, Scotland & Wales

EU Directive
2002/91/EC

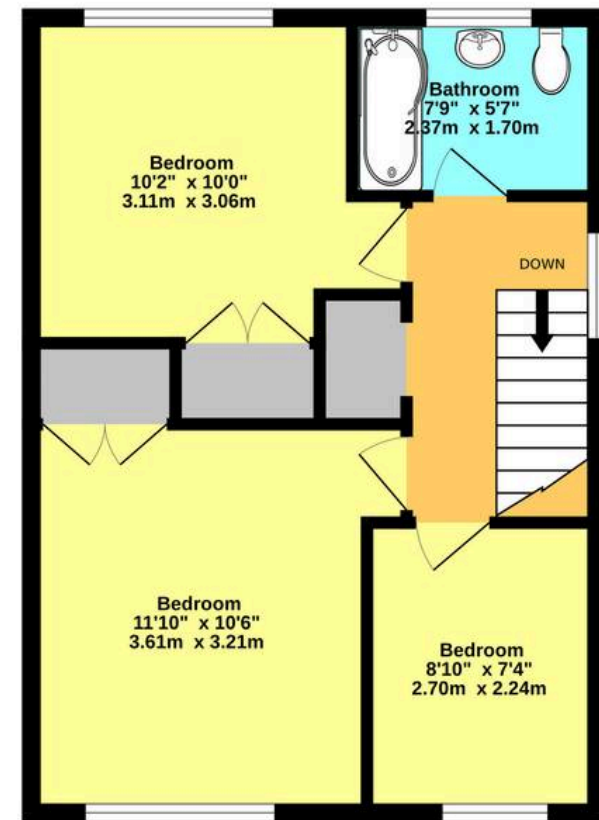




Ground Floor



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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