



123 Rylands Road, Kennington  
£315,000



# 123 Rylands Road

Kennington, Ashford

An immaculately presented three-bedroom end terraced home, situated in a popular location within Kennington with schools and amenities close-by, benefiting from an extended and modernised kitchen, new boiler, carpets and partial re-wiring. Council Tax band: C

Tenure: Freehold

- Three-bedroom end terraced house
- Garage-en-bloc
- Extended and recently modernised kitchen with built-in appliances
- New boiler fitted in 2023
- Partial re-wiring carried out in 2023 (first floor only)
- New Jacksons fencing installed in the garden
- Popular Kennington area within walking distance of local schools and amenities



### Entrance Porch

uPVC door and windows to the front, door into living room and fitted carpet.

### Living Room

20' 6" x 17' 5" (6.25m x 5.31m)

Window to the front, stairs to the first floor with under-stairs storage, through to the dining room, radiator and fitted carpet.

### Dining Room

8' 2" x 8' 2" (2.49m x 2.49m)

Window to the rear, door to Kitchen, radiator and fitted carpet.

### Kitchen

15' 3" x 9' 4" (4.65m x 2.84m)

Modern fitted kitchen comprising matching wall and base units with work surfaces over, 1.5 bowl composite sink/drain, built-in appliances including electric oven, 4-zone hob with extractor above, dishwasher, washing machine and fridge/freezer. Radiator and laminate wood flooring. Window to the rear and door leading to the garden.







## Landing

Doors to each room, loft access and carpet fitted to the stairs and landing.

## Bedroom 1

10' 5" x 9' 8" (3.18m x 2.95m)

Window to the rear, radiator and fitted carpet.

## Bedroom 2

11' 2" x 10' 5" (3.40m x 3.18m)

Window to the front, radiator and fitted carpet.

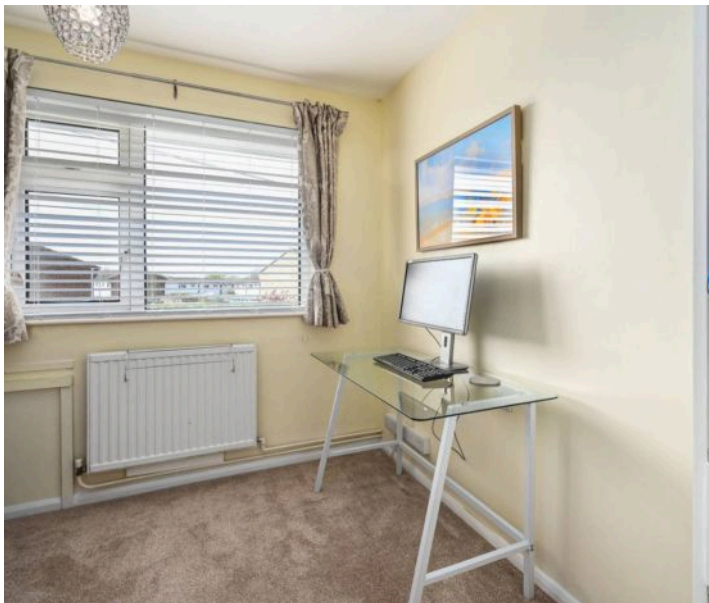
## Bedroom 3

8' 0" x 7' 8" (2.44m x 2.34m)

Window to the front, radiator and fitted carpet.

## Bathroom

Comprising a bath with mixer taps, shower over and glass shower screen, WC, wash basin, radiator, partly tiled walls and vinyl flooring. Window to the rear.











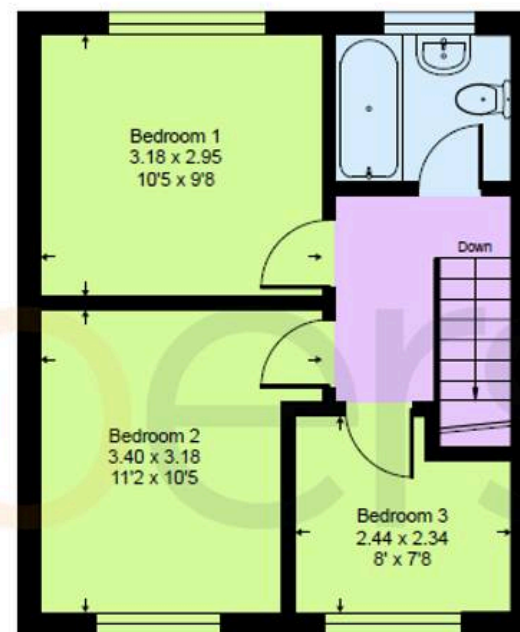
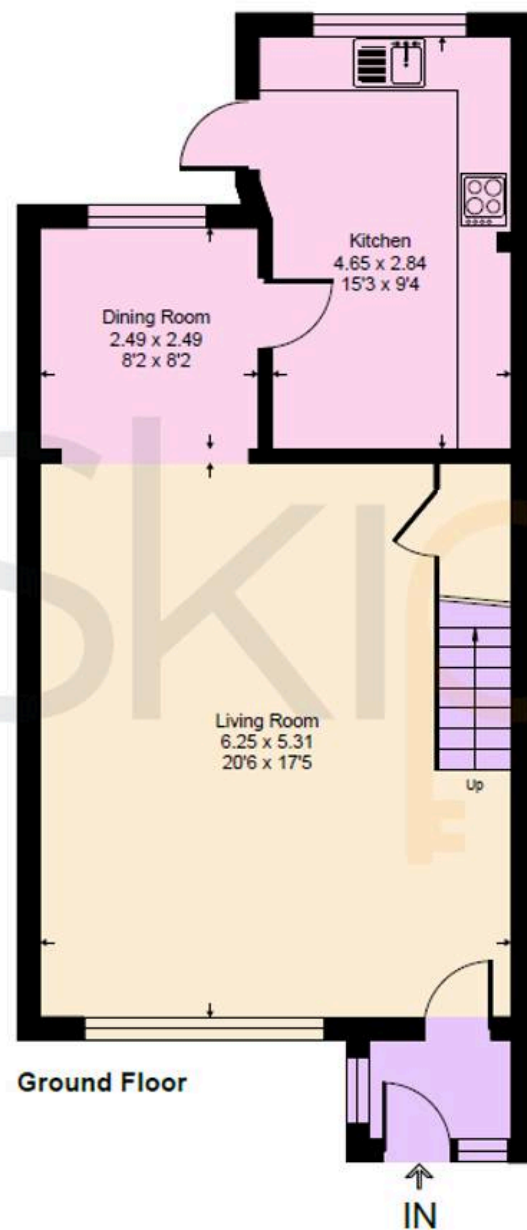






## Rylands Road, TN24

Approximate Gross Internal Area = 90 sq m / 969 sq ft







## Skippers Estate Agents – Ashford

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