



Hamilton House Kinneys Lane, Kennington
£650,000

Hamilton House Kinneys Lane

Kennington, Ashford

An impressive detached family home set in the heart of Kennington within walking distance of the town centre boasting five bedrooms, two en-suites, three reception rooms and a double garage.

Council Tax band: F

Tenure: Freehold

- Executive Detached House
- South Facing Garden
- Five Bedrooms
- Three Reception Rooms
- No Onward Chain
- Two En-suites
- Double Garage
- Very Well Presented



Hallway

Stairs to first floor, under stairs storage cupboard, radiator with ornate covering.

Cloakroom

Low level WC, wall mounted hand basin, half tiled walls, radiator, extractor, downlighters, frosted double glazed window to side.

Study/Family Room

29' 10" x 32' 10" (9.10m x 10.00m)

Double glazed front-facing window, coved ceiling, wall-mounted radiator, and TV aerial point, providing a comfortable and well-equipped flexible space.

Sitting Room

46' 7" x 44' 0" (14.20m x 13.40m)

Double glazed French doors opening onto the rear garden, feature fireplace with electric fire, wall-mounted radiator, and both TV aerial and telephone connection points for added convenience.

Dining Room

39' 9" x 33' 6" (12.11m x 10.20m)

Double glazed French doors leading to the rear garden, coved ceiling, wall-mounted radiator, and an open archway connecting to the Kitchen/Breakfast Room.

Kitchen/Breakfast Room

39' 9" x 27' 11" (12.11m x 8.50m)

Double glazed window to the front, complemented by a range of solid oak wall and base units offering ample storage. Features include a ceramic one-and-a-half bowl sink with drainer and mixer tap, an electric eye-level oven and grill, integrated fridge/freezer, integrated dishwasher, and elegant glass-fronted display cabinets for a stylish finish.

Landing

Double glazed window to rear, loft access, large storage cupboard.

Master Bedroom

13' 1" x 15' 9" (3.99m x 4.80m)

Double glazed window to front, radiator, door to:





Hallway

Stairs to first floor, under stairs storage cupboard, radiator with ornate covering.

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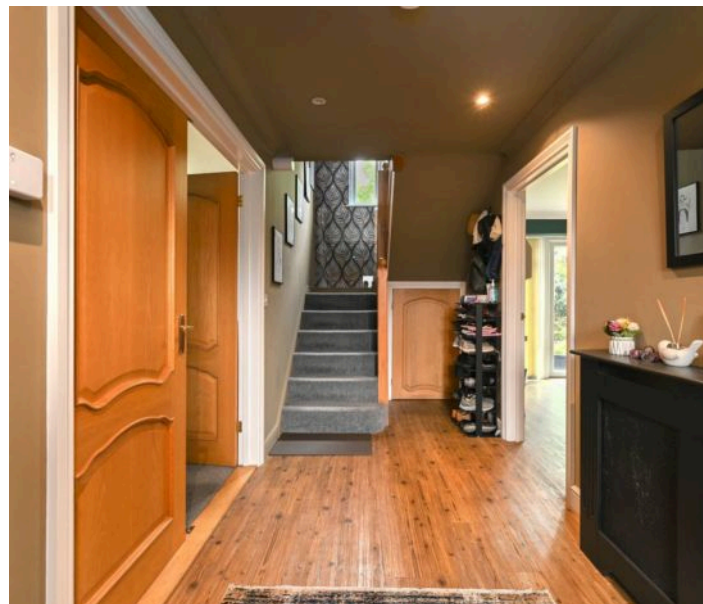
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**Approximate Gross Internal Area
2013 sq ft - 187 sq m**



Ground Floor



First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.