



## 10 Kennington Place, Kennington

In Excess of £575,000

Skippers

# 10 Kennington Place

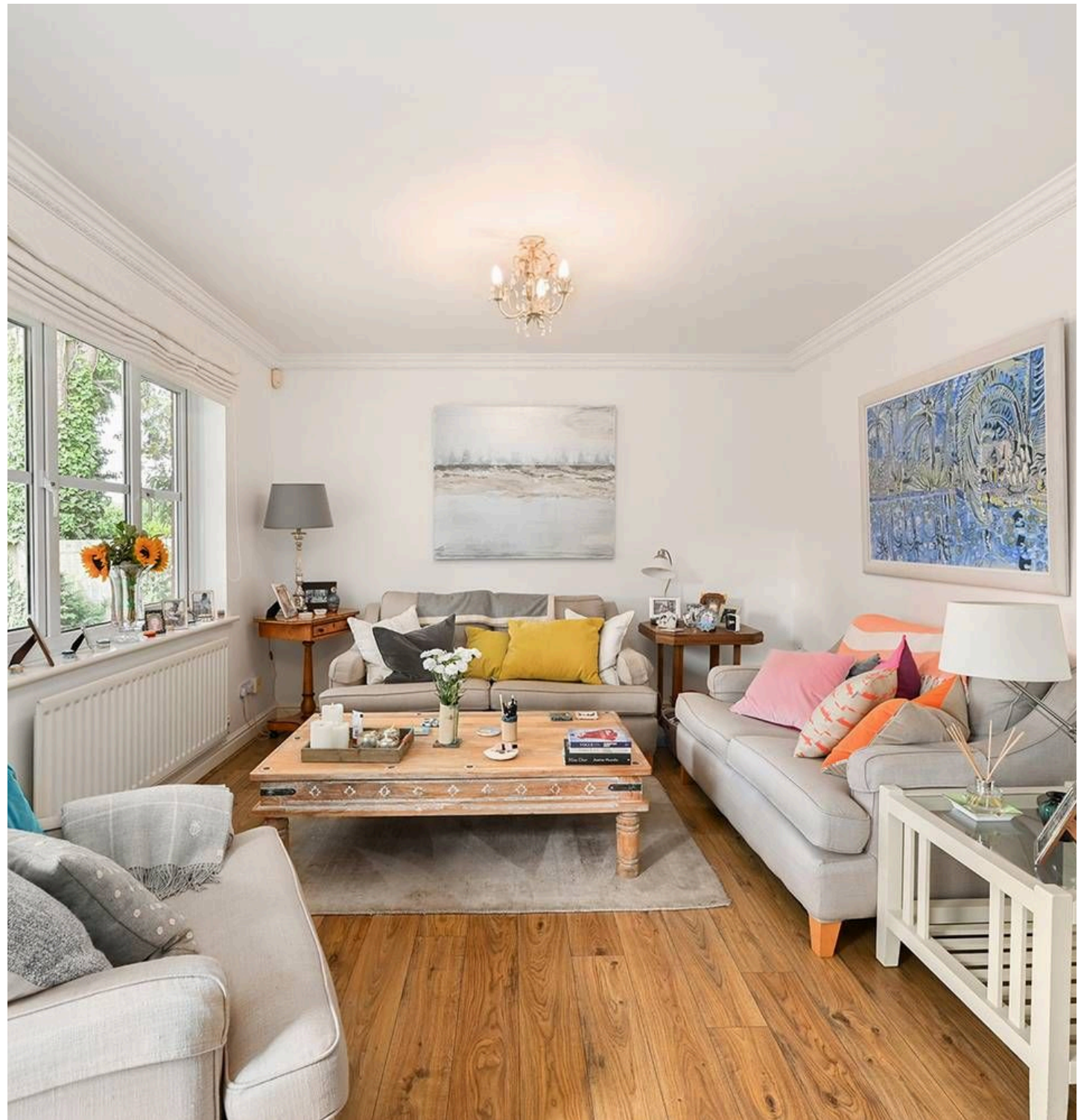
Kennington, Ashford

Spacious Five-Bedroom Detached Home in Prime Kennington Location — No Onward Chain Situated in a sought-after cul-de-sac in the heart of Kennington.

Council Tax band: F

Tenure: Freehold

- No Onward Chain
- Popular Cul De Sac Location
- Located In Kennington
- Five Bedroom Detached House
- Three Reception Rooms
- Reception Hallway
- Galleried Landing
- Detached Garage
- Patio Area With Retractable Awning
- South Facing Garden



### Reception Hallway

14' 5" x 10' 10" (4.40m x 3.29m)

This bright and generously proportioned reception hallway creates an immediate sense of space and sets the tone for this impressive five-bedroom home. Featuring wooden flooring, a useful storage cupboard that includes a free standing safe, and a guest cloakroom. The reception hallway also provides access to the main living areas, with stairs rising to the first-floor accommodation.

### Lounge

This inviting family room features wooden flooring and benefits from French doors that open directly onto the garden, creating a seamless indoor-outdoor flow. A large window also overlooks the garden, allowing natural light to fill the space. It's the perfect spot to relax and unwind with family. The lounge also features an impressive Neville Johnson wall unit helping to create an additional focus point.

### Kitchen/ Breakfast Room

11' 3" x 10' 0" (3.44m x 3.06m)

The kitchen/dining area is well-appointed with matching wall and base units, complemented by granite-effect work surfaces and tiled flooring. It includes a split-level oven and grill, an electric hob, an integrated fridge freezer and dishwasher, and a one-and-a-half bowl sink unit with a mixer tap. A window provides a pleasant outlook over the rear garden.

### Dining Room

13' 1" x 11' 7" (3.98m x 3.53m)

The dining room features the same wooden flooring as the main living areas, creating a consistent and polished feel. A window overlooks the front garden, and there is a convenient doorway leading directly into the kitchen.





### **Study**

8' 9" x 8' 7" (2.67m x 2.62m)

The study is finished with wooden flooring and benefits from a front-facing window that allows plenty of natural light to fill the space. It's a bright and airy room, ideal for home working, artists room or quiet reading.

### **Utility Room**

7' 4" x 5' 5" (2.23m x 1.65m)

The utility room features the same tiled flooring as the kitchen, along with matching wall and base units for a cohesive finish. A window overlooks the rear garden, providing natural light. This is where the boiler is also housed. Washing machine and space for additional white goods.

### **Galleried Landing**

The galleried landing is bright and spacious, with a side window bringing in natural light. It creates a sense of openness upstairs and offers space for a small reading area or display. A loft hatch equipped with a retractable ladder provides access to useful the part boarded loft.

### **Bedroom One**

13' 2" x 10' 10" (4.02m x 3.31m)

The master bedroom overlooks the front garden and features a built-in wardrobe, fitted carpet, radiator. A door provides direct access to the en suite shower room.

### **En-suite**

Obscured glass window. Part tiled. Low level w.c hand basin and shower.

### **Bedroom Two**

10' 11" x 9' 6" (3.33m x 2.89m)

Window to the rear garden, fitted carpet. Radiator

### **Bedroom Three**

11' 6" x 9' 7" (3.50m x 2.93m)

Fitted carpet radiator. Window to the front

### **Bathroom**

Part tiled. Low level w.c hand basin and shower. Obscured glass window.

### **Bedroom Four**

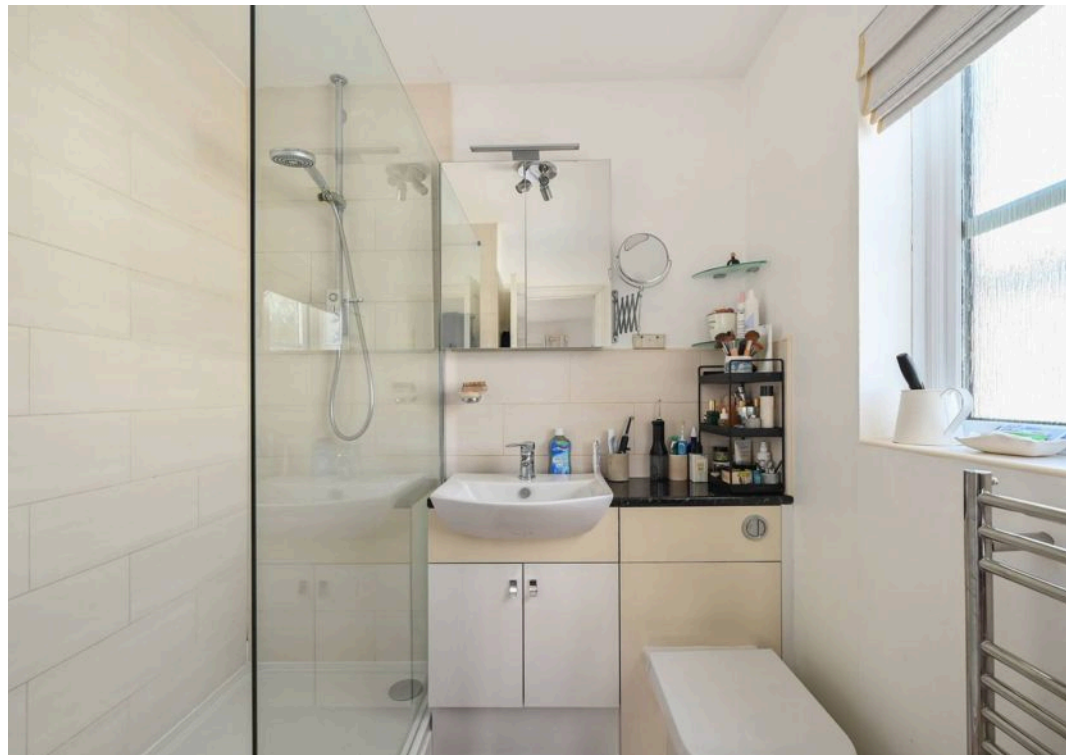
11' 6" x 7' 11" (3.50m x 2.42m)

Fitted carpet, window to the rear garden, radiator.









# Kennington Place, TN24

Approximate Gross Internal Area = 156 sq m / 1680 sq ft  
Approximate Garage Internal Area = 28.4 sq m / 306 sq ft  
Approximate Total Internal Area = 184.4 sq m / 1986 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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