



## 21 Old Ash Close, Kennington

Guide Price £270,000

Skippers

## 21 Old Ash Close

Kennington, Ashford

A well-presented 2 double bedroom end of terrace home in Old Ash Close, Kennington, offering a spacious lounge, kitchen/diner with doors to the garden, and two generous bedrooms with family bathroom and separate WC. The good-sized garden features composite decking, lawn, and side access, while the location benefits from nearby amenities, regular bus services, Ashford International Station, and excellent road links via the M20.

Council Tax band: B

Tenure: Freehold

- Two spacious double bedrooms
- Generous lounge with plenty of natural light
- Kitchen/diner with doors opening onto the garden
- Family bathroom plus separate WC
- Good-sized rear garden with composite decking and lawn
- Planted borders, paved seating area and garden shed
- Gated side access and fenced boundaries
- Situated in Old Ash Close, Kennington, close to local amenities and schools
- Regular bus services operating throughout Ashford and beyond
- Excellent transport links with Ashford International Station and M20 nearby



### Hallway

Part glazed uPVC door to the front with sidelight window, spacious hallway with stairs leading to the first-floor, large storage cupboard, radiator and exposed wooden floorboards.

### Lounge

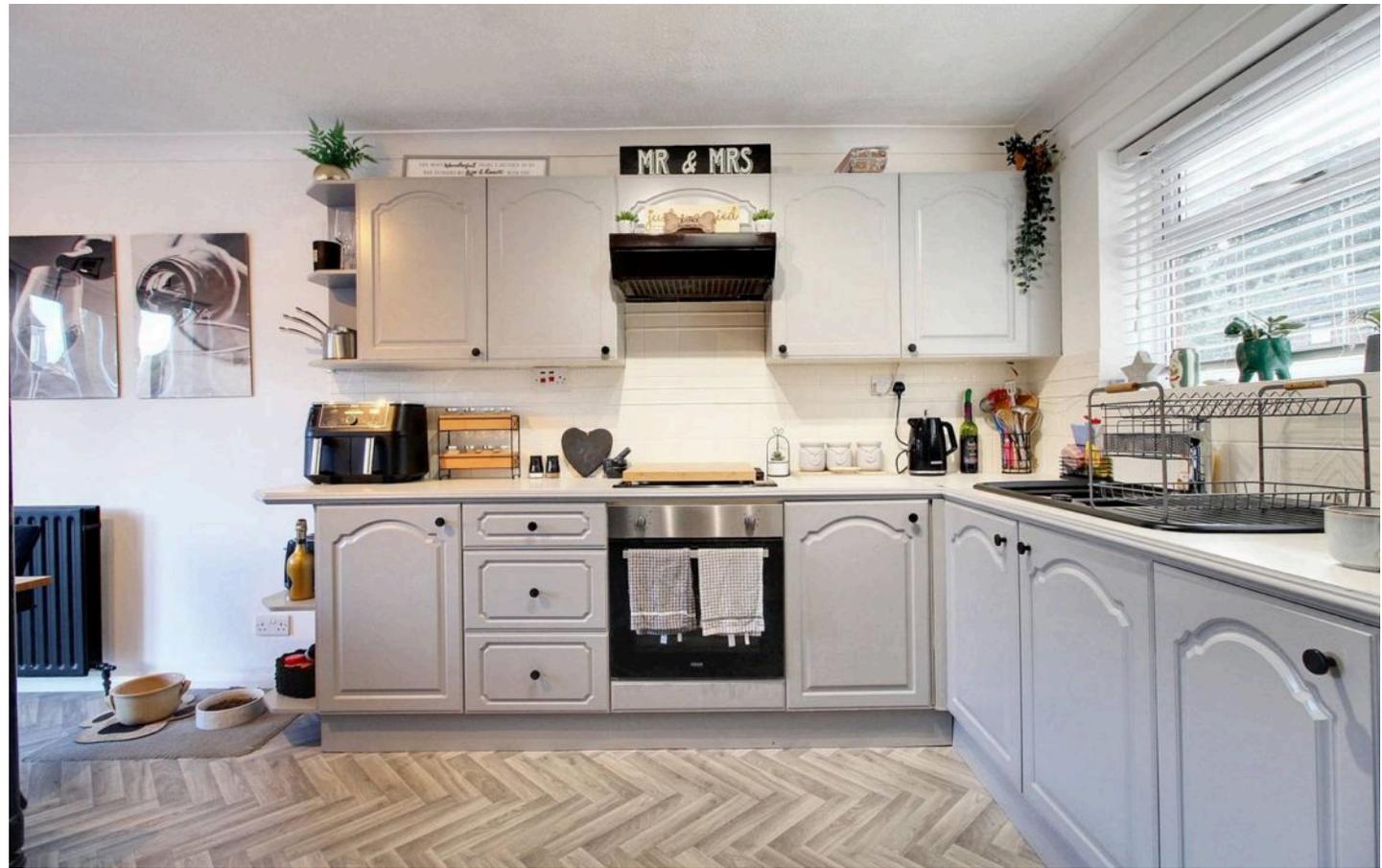
13' 8" x 11' 2" (4.17m x 3.41m)

Window to the rear, radiator and exposed wooden floorboards.

### Kitchen/Diner

9' 5" x 17' 7" (2.86m x 5.36m)

Dual aspect with windows to the front and doors leading to the garden, radiator and vinyl flooring. Kitchen comprising wall and base units with worksurfaces over, inset sink/drain, built-in electric oven, 4-ring gas hob and extractor hood, plumbing and space for washing machine and space for free-standing fridge/freezer.





### **Landing**

Window to the front, doors to each room, storage cupboard, loft access and carpets fitted the stairs and landing.

### **Bedroom 1**

12' 4" x 11' 2" (3.76m x 3.41m)

Window to the rear, radiator and fitted carpet.

### **Bedroom 2**

10' 9" x 11' 2" (3.27m x 3.41m)

Window to the rear, radiator and fitted carpet.

### **WC**

Window to the front, WC and tiled flooring.

### **Bathroom**

Window to the front, 'P' shaped bath with mixer taps, electric shower over and glass shower screen, wash basin, radiator, tiled walls and flooring.

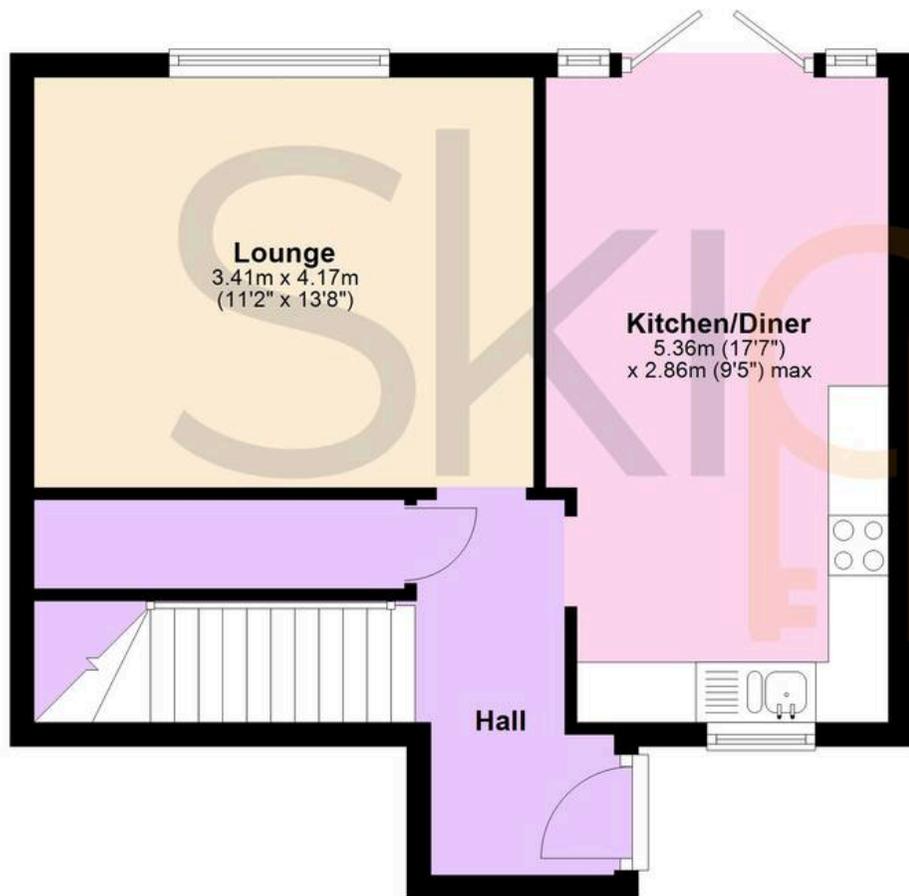






## Ground Floor

Approx. 40.2 sq. metres (432.3 sq. feet)



## First Floor

Approx. 38.1 sq. metres (410.3 sq. feet)



Total area: approx. 78.3 sq. metres (842.6 sq. feet)



## Skippers Estate Agents – Ashford

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