



409 Canterbury Road, Kennington
£750,000

Skippers

409 Canterbury Road

Kennington, Ashford

Imposing 6-bed Edwardian home on sought-after Canterbury Road, Kennington. Over 3,000 sq ft of versatile accommodation with 4 receptions, 5 first-floor bedrooms, potential annex space, driveway, garage & generous garden. Rare blend of space, charm & opportunity.

Council Tax band: F

Tenure: Freehold

- Imposing Edwardian residence with period charm
- Over 3,000 sq ft of versatile accommodation
- Six bedrooms in total
- Four reception rooms to the ground floor
- Flexible ground floor bedroom with en-suite & private entrance
- Potential for ancillary accommodation or workspace
- Spacious kitchen at the heart of the home
- Five double bedrooms to the first floor
- Principal bedroom with en-suite & dual aspect
- Driveway parking, garage & generous rear garden



Hallway

Composite door to the front, stairs leading to the first floor with under-stairs storage cupboard, doors to all rooms, radiator and laminate wood flooring.

Shower Room/Cloakroom

Wet Room design with shower area and electric shower, WC, wash basin, extractor fan, tiled walls and floor.

Living Room

22' 3" x 16' 6" (6.78m x 5.03m)

Spacious double bay-fronted room with two feature fireplaces, radiators and laminate wood flooring.

Office / Study

10' 1" x 9' 4" (3.07m x 2.84m)

Window to the side, radiator and laminate wood flooring.

Kitchen

21' 0" x 11' 6" (6.40m x 3.51m)

Window to the rear and doors opening to the garden, radiators and laminate wood flooring. Fitted kitchen comprises matching wall and base units with worksurfaces over, inset Porcelain 1.5 bowl sink/drain, built-in appliances including two double ovens/grills, 4-zone induction hob with extractor hood above, dishwasher and space/plumbing for an American style fridge/freezer.

Dining Room

14' 10" x 14' 10" (4.52m x 4.52m)

Open-plan with the Kitchen, doors into Utility Room and Family Room, radiator and laminate wood flooring.

Family Room

23' 9" x 10' 2" (7.24m x 3.10m)

Dual aspect with windows to the side and rear, doors leading to the outside, radiator and laminate wood flooring. Could be separated into two rooms.

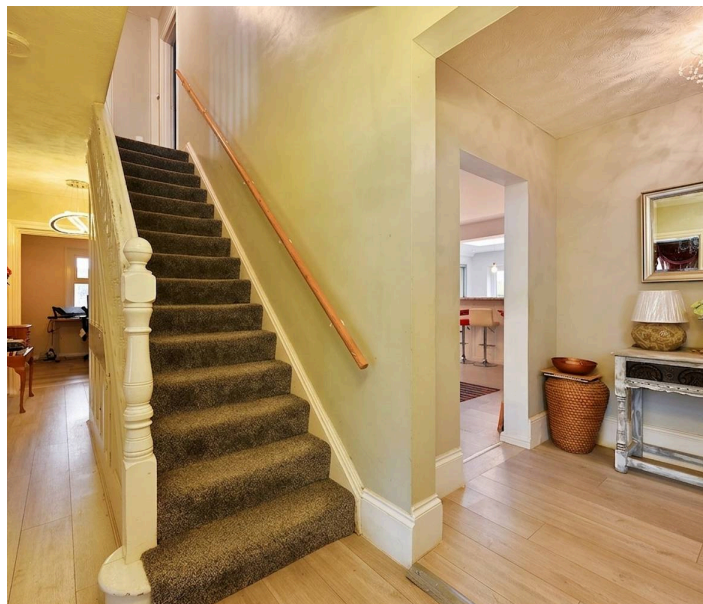
Utility Room

Plumbing and space for washing machine and tumble dryer, sink unit with drainer and tiled flooring.

Bedroom 6 / Gym

16' 4" x 13' 8" (4.98m x 4.17m)

Window to the rear and door leading to the garden, radiator and laminate wood flooring. Some finishing off requires (skirting boards).





Landing

Window to the side, doors to each room, loft access and fitted carpet to the stairs and landing.

Bedroom 1

19' 6" x 12' 6" (5.94m x 3.81m)

Dual aspect with windows to the side and rear, radiator and fitted carpet.

En-suite

Window to the front, walk-in shower enclosure with thermostatic shower, WC, wash basin, extractor fan, tiled walls and vinyl flooring.

Bedroom 2

14' 0" x 11' 0" (4.27m x 3.35m)

Window to the rear, fitted wardrobes, radiator and carpet.

Bedroom 3

14' 1" x 11' 1" (4.29m x 3.38m)

Window to the rear, radiator and carpet.

Bedroom 4

13' 2" x 13' 2" (4.01m x 4.01m)

Window to the front, fitted wardrobes, radiator and exposed wooden floorboards.

Bedroom 5

13' 3" x 13' 3" (4.04m x 4.04m)

Window to the front, fitted wardrobe, radiator and fitted carpet.

Bathroom

Windows to the front and rear, square shower enclosure with sliding door and electric shower, bath with mixer taps and hand shower attachment, WC, dual wash basins with storage cupboards below, towel radiator, extractor fan, tiled walls and floor.





Canterbury Road, TN25

Approximate Gross Internal Area = 291.3 sq m / 3136 sq ft

Approximate Garage Internal Area = 20 sq m / 216 sq ft

Approximate Total Internal Area = 311.3 sq m / 3352 sq ft



Ground Floor



First Floor

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.



Skippers Estate Agents – Ashford

5 Kings Parade High Street, Ashford – TN24 8TA

01233 632383

ashford@skippers-ea.co.uk

skippers-ea.co.uk



