



1 John Newington Close, Kennington
£620,000

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Kennington, Ashford

Spacious 4/5 bedroom detached family home in Kennington offered with no onward chain. Featuring flexible living space, double garage, driveway parking, and a sunny rear garden, it's ideally located close to schools, shops, and transport links.

Council Tax band: F

Tenure: Freehold

- No onward chain
- Four/five-bedroom detached family home located in a quiet cul-de-sac position
- Flexible study/optional fifth bedroom
- Spacious lounge and separate dining room
- Kitchen/breakfast room with Neff appliances
- Ground floor Cloakroom & separate Utility Room
- South/South-East Facing Walled Rear Garden
- Principal bedroom with en-suite and fitted wardrobes
- Additional bedrooms with built-in storage
- Double garage with driveway parking



Hallway

uPVC door to the front with sidelight window, stairs to the first floor with under-stairs cupboard, doors to each room, radiator and laminate wood flooring.

Cloakroom

Window to the side, WC, wash basin, radiator and tiled flooring.

Study/Bedroom 5

9' 2" x 9' 9" (2.79m x 2.97m)

Window to the front, radiator and laminate wood flooring.

Lounge

12' 7" x 15' 5" (3.84m x 4.69m)

Bay window to the front, feature fireplace with inset gas fire, radiator and laminate wood flooring. Double doors leading to the Dining Room.

Dining Room

8' 10" x 10' 7" (2.68m x 3.23m)

Windows to the rear with French Doors leading to the garden, radiator and laminate wood flooring. Door into Kitchen.

Kitchen/Breakfast Room

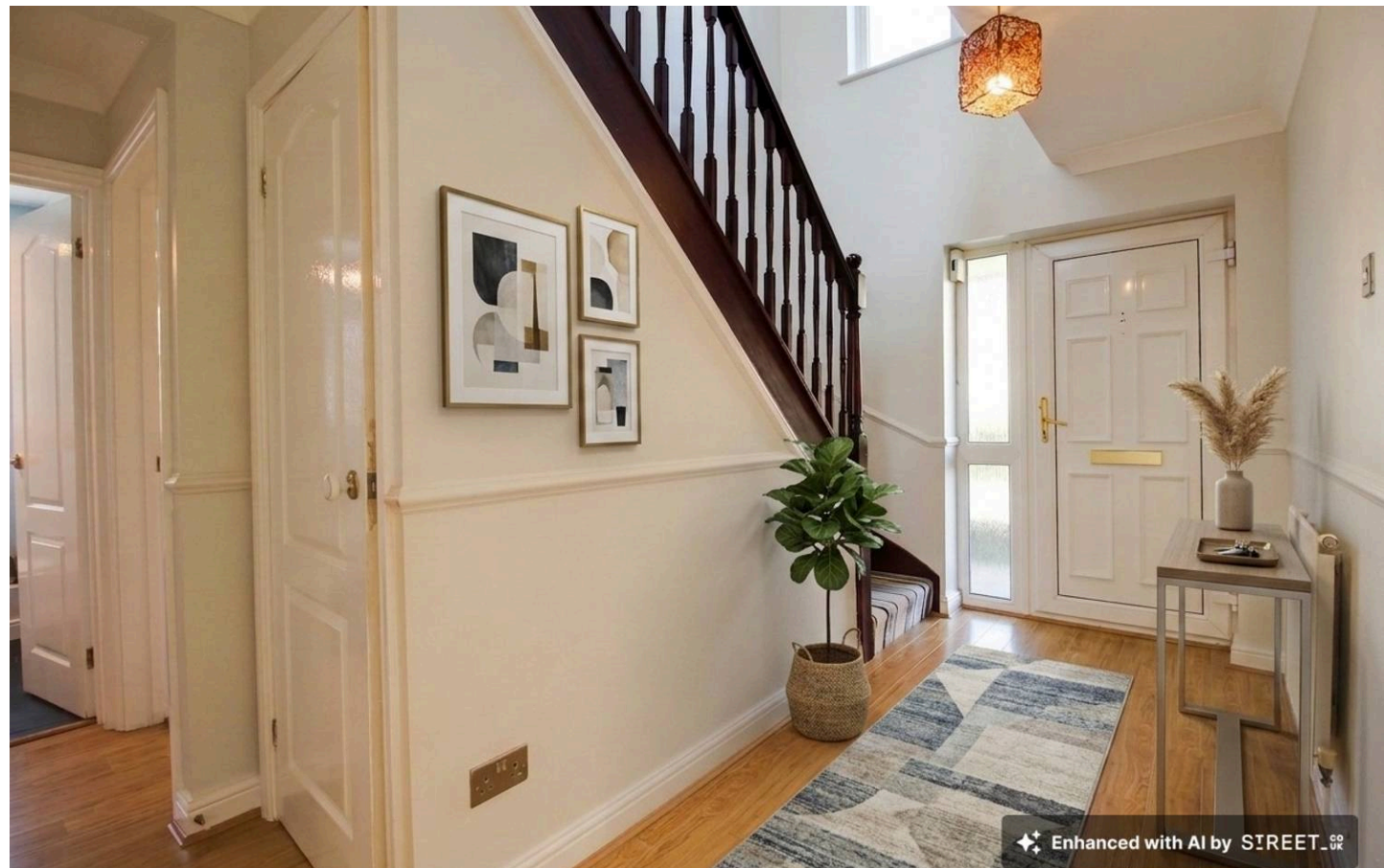
14' 1" x 10' 7" (4.29m x 3.23m)

Windows to the rear overlooking the garden, radiator and laminate wood flooring. Door into Utility Room. Fitted kitchen comprising matching wall and base units with worksurfaces over, inset 1.5 bowl sink/drainers with mixer and filtered water taps, built-in eye-level oven/grill, 5-ring gas hob with extractor hood over, dishwasher and space and plumbing for American style fridge/freezer.

Utility Room

5' 11" x 8' 8" (1.80m x 2.64m)

Window to the side and door leading to the garden, base unit with worksurface over, inset sink/drainers, wall mounted central heating gas boiler, plumbing and space for washing machine and tumble dryer, radiator and laminate wood flooring.





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Landing

Double height above stairwell with window to the front, doors to each room, loft access, radiator and fitted carpet to the stairs and landing.

Bedroom 1

13' 10" x 12' 5" (4.21m x 3.79m)

Windows to the front, fitted wardrobes, radiator and fitted carpet.

En-suite

Window to the side, rectangular shower enclosure with thermostatic shower, WC, wash basin, extractor fan, radiator, shaver socket, half height wall tiling (fully tiled to shower enclosure) and vinyl flooring.

Bedroom 2

14' 8" x 10' 0" (4.47m x 3.06m)

Windows to the rear, fitted wardrobes, radiator and laminate wood flooring.

Bedroom 3

9' 5" x 13' 3" (2.86m x 4.05m)

Window to the front, radiator and fitted carpet.

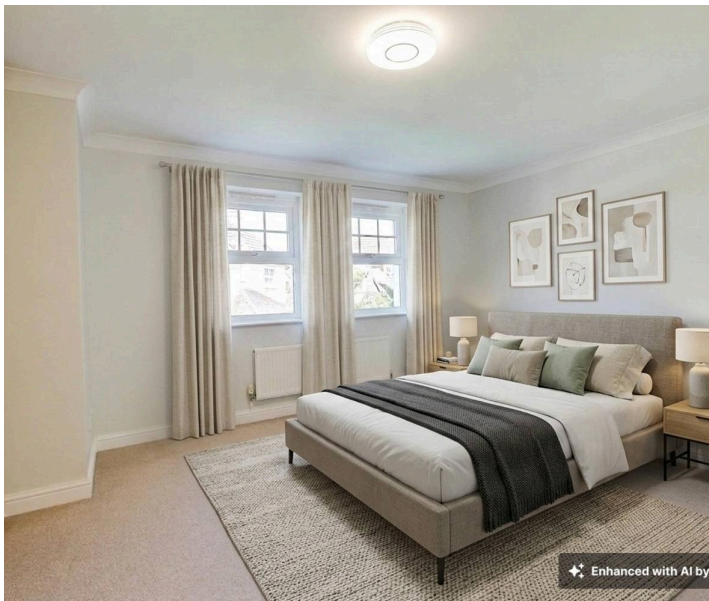
Bedroom 4

8' 3" x 10' 1" (2.51m x 3.07m)

Window to the rear, radiator and laminate wood flooring.

Bathroom

Window to the rear, bath with mixer taps, shower attachment and glass shower screen, WC, wash basin, extractor fan, radiator, heater towel rail, shaver socket, half height wall tiling, (fully tiled around the bath) and vinyl flooring.



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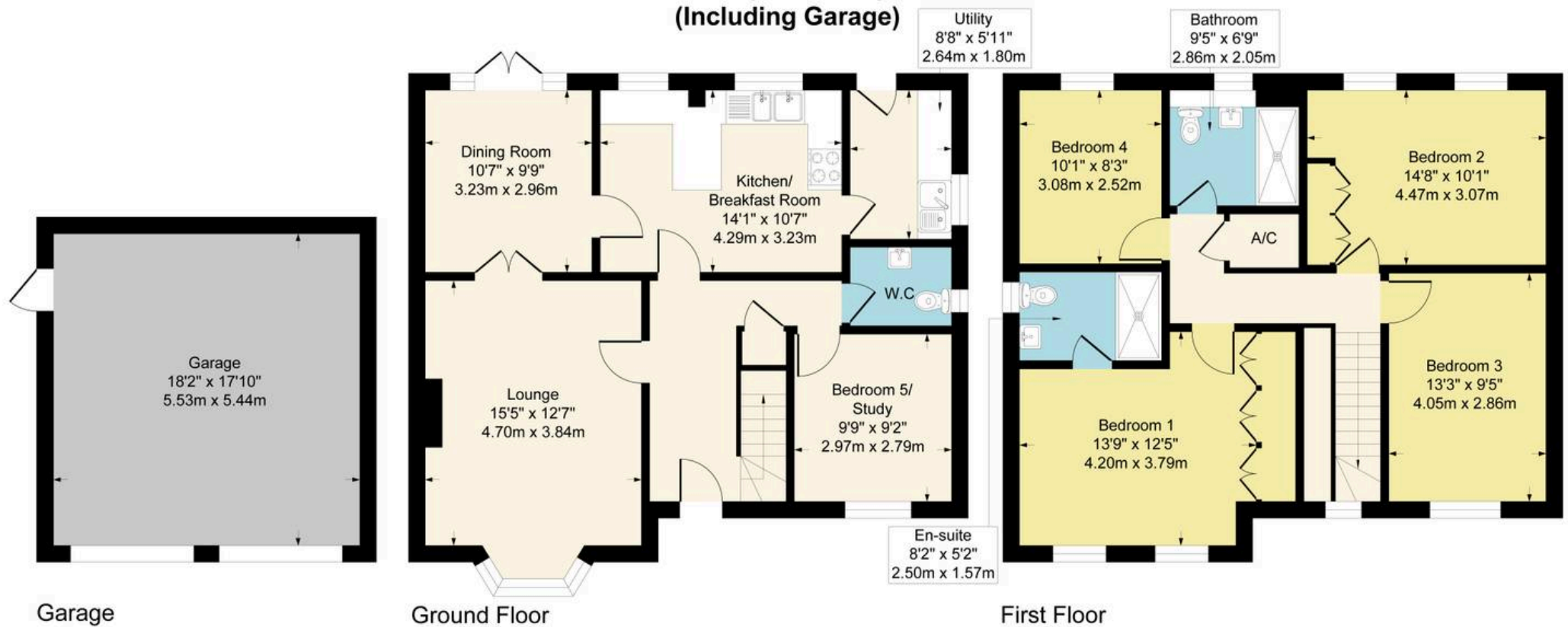


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**Approximate Gross Internal Area
1867 sq ft - 173 sq m
(Including Garage)**



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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	76	79
England, Scotland & Wales EU Directive 2002/91/EC 		



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