



Freehold



104 Guernsey Way, Kennington, Ashford TN24 9LQ

- Splendid Mid Terrace Property
- Two Bedrooms & Upstairs Bathroom
- Modern Kitchen With Oak Work Surfaces
- Open Plan Family Room With French Doors
- Tiered Garden With Patio Terrace
- Energy Efficient Property
- Less Than Two Miles To Ashford
- High Speed Service Into London

SITUATION:

Kennington sits peacefully on the outskirts of Ashford, yet within easy reach of Ashford International Station and Ashford's bustling town centre. Ashford International offers a superb high speed commuter rail service, which reaches London St Pancras in approximately 38 minutes, along with a regular Eurostar service to the continent.

Ashford offers an excellent range of recreational and shopping amenities, with a bustling High Street and several good nearby retail outlets including the McArthur Glen Designer Outlet Centre, which is currently undergoing an exciting new expansion.

The property is also conveniently located for the M20 motorway network, which provides a road connection to London and the coast, whilst the William Harvey Hospital is also less than two miles away.

Nearby Conningbrook Lakes offers sailing and water sports, whilst Ashford is surrounded by some wonderful countryside with an abundance of footpaths and bridleways, ideal for those who enjoy outdoor pursuits.

The cathedral city of Canterbury is just 15 miles away and is a vibrant and cosmopolitan city, with a thriving town centre offering a wide array of High Street brands, a diverse mix of independent retailers, cafes, and international restaurants.

The city also offers a fine selection of sporting, leisure, and recreational amenities, including the refurbished Marlowe Theatre. Canterbury also has an excellent choice of educational amenities, ranging from grammar schools to well-regarded private schools and three universities.



DESCRIPTION:

A splendid two bedroomed mid terrace property situated in a quiet cul de sac just outside the bustling regenerated town of Ashford.

Beautifully presented throughout, with a modern kitchen, French doors leading to a low maintenance tiered garden and a well-appointed family bathroom.

Double glazed windows, good insulation and an efficient central heating system provide the property with a high EPC rating of a C, which helps keep bills to a minimal and reduce your energy consumption offering greener living.

The glazed front door opens into a hallway with wood effect flooring. The eye is drawn to the garden as you can see straight through the living area, creating a good amount of light throughout.



To the left one will find a cloak room whilst to the right there is a stylish kitchen finished with gloss units, metro tiles and solid oak work tops. All main appliances are integrated including a double oven, gas hob and dishwasher whilst there is also room for free standing appliances.

The main living area has been configured well with a dining room table set beneath the pendant lighting, and relaxed seating areas are next to the French doors.

To the first floor there are two double bedrooms and a well-appointed family bathroom, which has a shower over bath and separate WC and basin.

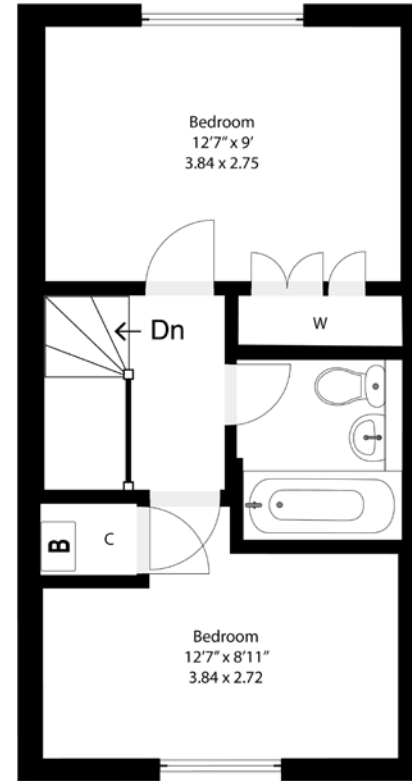
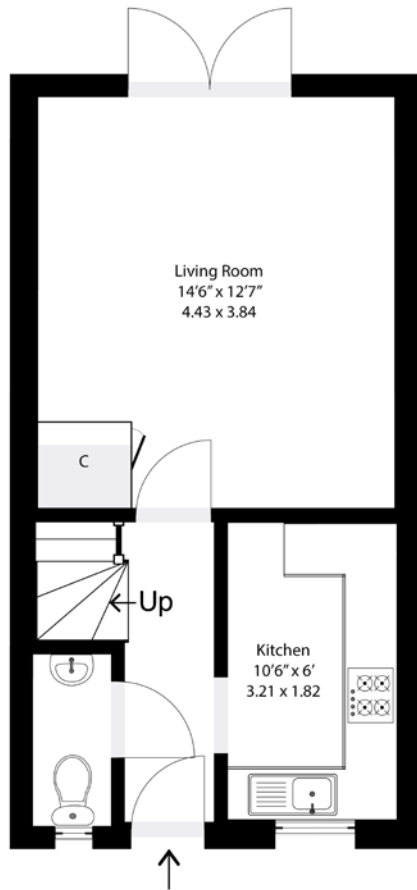
The main bedroom window has bespoke fitted contemporary shutters and also benefits from integral wardrobes.

OUTSIDE:

The garden is tiered with seating areas arranged on the raised patio terrace reached directly from the French doors.

A few steps lead one down to an area that has been laid with artificial grass and then a decked area with a wooden shed sits at the foot of the garden next to the gate which provides rear access.

There is a parking space at the side of the property, as well as several other visitors spaces around the close.



TOTAL FLOOR AREA: 654 sq. ft (61 sq. m)



EPC RATING
C



COUNCIL TAX BAND
C



GENERAL INFORMATION
All services are mains connected

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