



Freehold



72 Grasmere Road, Kennington, Ashford TN24 9BG

- Striking Semi-Detached Property
- Recently Renovated Throughout
- Brand New Kitchen & Modern Bathroom
- Two Finely Decorated Reception Rooms
- Three Generously Proportioned Bedrooms
- Energy Efficient Property
- Delightful rear Garden Backing Onto Woodland
- Driveway & Garage – Potential To Convert STPC

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.

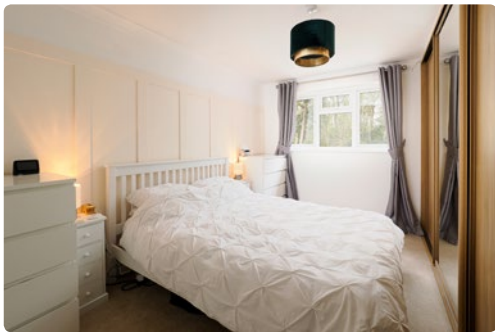
Ashford offers an excellent range of recreational and shopping amenities, with a bustling High Street and several good nearby retail outlets including the McArthur Glen Designer Outlet Centre, which is currently undergoing an exciting new expansion.

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.

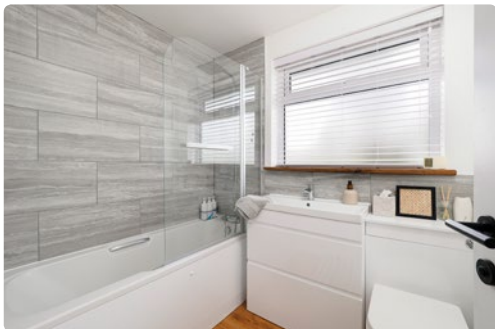


DESCRIPTION:

A striking semi-detached property built in the 1960's yet has since been beautifully renovated and stylishly decorated to offer a contemporary and minimalistic modern home with a new kitchen and brand new bathroom. The 1000 sq.ft of well configured space has a unique but special setting, overlooking Grasmere green and backing onto unspoilt woodland.

The property also benefits from a generously proportioned and attractively landscaped garden, a driveway and garage which holds the potential to be converted into additional living accommodation STPC.

The front door opens into an entrance lobby which in turn opens into a bright and airy entrance hall with stylish cloak room and stairs to the first floor. Contemporary radiator covers and whitewashed decorative doors flourish throughout and complement the creative décor.



To the left of the hallway there is a delightful kitchen/breakfast room which has recently been installed, an array of units in contrasting colours are finished with laminate work tops and white tiles.

All main appliances are integrated including a double oven, gas hob, fridge freezer, washing machine and brand-new dishwasher. A breakfast bar has been arranged alongside additional cupboard space and next to the side access, which would lead you out to the driveway and garage.

To the rear of the property, one will find a large sitting room with huge under stair storage cupboard and French doors to the garden, whilst beyond this there is a dual aspect dining room.

To the first floor there are three generously proportioned bedrooms and a well-appointed family bathroom.

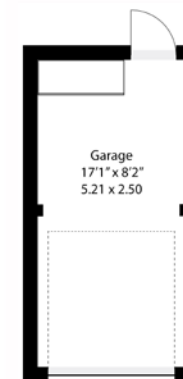
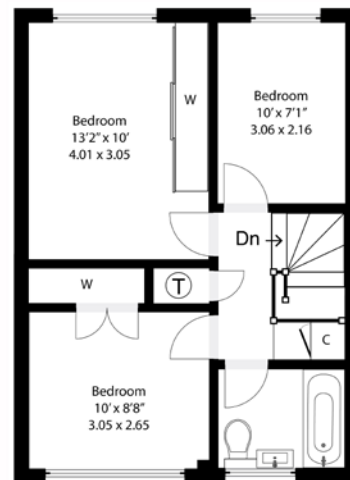
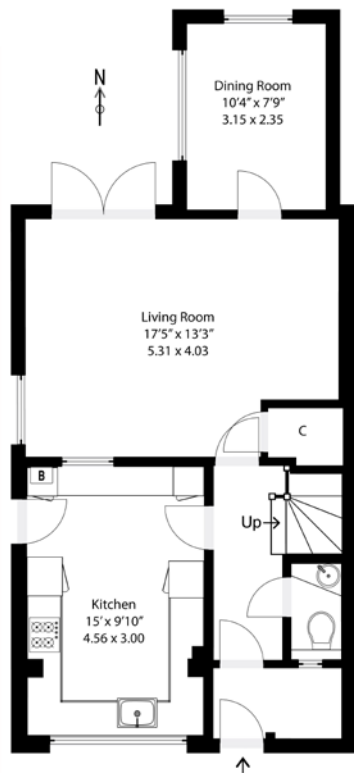
The main bedroom has attractive wood panelling behind the bed and expanse of fitted wardrobes.

The family bathroom has also been recently installed and offers a large sink over vanity unit, modern WC and a rainfall shower over the bathtub.

OUTSIDE:

The patio terrace can be accessed via the French doors, there is an abundance of flower beds bordering the patio and steps lead down onto a lawned area which also has another area for alfresco dining. There is a row of box hedging which then backs onto enchanting woodland.

To the front of the property a bloc paved driveway leads to the car port and garage, with access to both the side and front of the house and includes an electrical car charging point.



TOTAL FLOOR AREA: 1163 sq. ft (108 sq. m)
 HOUSE: 1023 sq. ft (95 sq. m)
 GARAGE: 140 sq. ft (13 sq. m)



EPC RATING
 C



COUNCIL TAX BAND
 C



GENERAL INFORMATION
 All main services are connected

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