

Tritton Close, Kennington, Ashford, TN24 9HN

Offers In The Region Of £350,000



- Three-bedroom semi-detached home
- Tucked away in a quiet cul-de-sac
- Spacious living room
- Modern shower room
- ONWARD CHAIN COMPLETE

- Popular Kennington location
- Well established rear garden
- Kitchen with dining room adjacent
- Driveway and garage
- EOC: TBC Council Tax Band: C



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Hunters are delighted to welcome to the market this well-presented and thoughtfully arranged three-bedroom semi-detached home. Situated in the sought-after location of Kennington, this home offers a spacious accommodation across two floors, making it an ideal purchase for first-time buyers, growing families or investors alike.

The property is entered via a welcoming hallway with stairs rising to the first floor. To the front of the home is a bright and generously proportioned living room, offering a large window that floods the space with natural light, creating a warm and inviting space to unwind as a family.

To the rear, the kitchen is fitted with a range of wall and base units, providing ample storage and worktop space, with convenient access to the garden and flooded with natural light. Adjacent to the kitchen is a separate dining room, offering a dedicated space for family meals and entertaining, while also providing flexibility to suit a variety of lifestyles. Sliding doors open out onto the garden, allowing you to dine alfresco with ease in the summer.

The first floor comprises three well-proportioned bedrooms arranged around a central landing. The principal bedroom is particularly spacious, providing a double room with space for free-standing furniture. The remaining two bedrooms are ideal for children, guests, or those requiring a home office. Servicing all bedrooms is the modern shower room completing the upstairs accommodation, fitted with a contemporary suite and finished to a good standard, also offering wash hand basin and W/C.

The property benefits from front and rear gardens, providing outdoor space suitable for relaxing, entertaining, or family use. The well established garden offers mature plants and shrubbery, with a large laid to lawn space and patio area, perfect for outdoor seating. The large driveway offers ample parking and leads to the homes garage, a great storage space.

This attractive home combines practical living space with a functional layout and plenty of natural light throughout. Offering three bedrooms, separate reception areas, and a modern shower room, it presents an excellent opportunity for buyers seeking a comfortable and well-maintained property ready to move into.



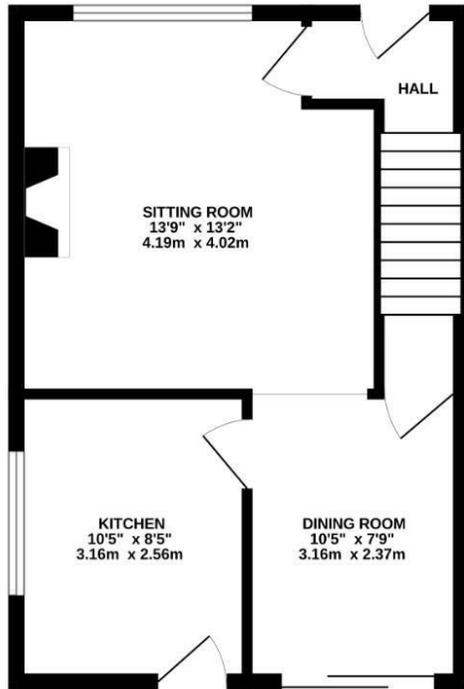
Located in the sought-after area of Kennington, there are numerous schools in the area, including the Towers School, Kennington CE Academy, and an infant's school, Downs View Infants School, also being in the catchment area for the Wye School. Since the county still operates a grammar school system, those who pass the Kent Test are given the opportunity to attend the grammar school in Ashford, the Norton Knatchbull School or Highworth Grammar school. Kennington has six eating and drinking establishments, "The Old Mill", "The Conningbrook Hotel", "The Rose Inn", "The Pheasant" and the newly opened "Stubbs restaurant" (formerly The Croft Hotel). The "Skillet and Skewers" (formerly the Kennington Carvery) for an eat as much as you like Carvery. Kennington also offers a range of shopping facilities and entertainment including Sainsbury's, the Range and Eureka Leisure Park. The property is within a short drive to the international station with high-speed service to London St Pancras in 37 minutes and the M20 motorway giving easy access to surrounding towns and cities.



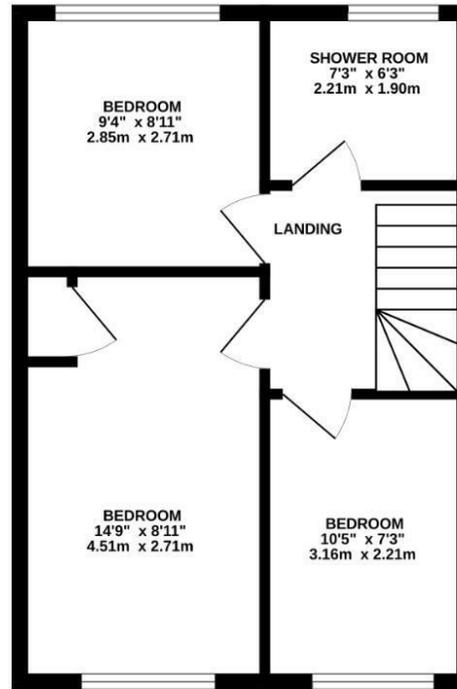
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

Please contact ashford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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