



Rylands Road, Kennington, Ashford, TN24 9LR

- Three Bedroom Link-Detached Family Home - Kennington
- Large reception room with separate kitchen & diner
- Upstairs; 3 Large bedrooms (2 Doubles/1 Single)
- Driveway providing parking & leading to attached garage + Side access
- Generous rear garden with side access

- Located in a quiet-cul-de-sac location, with less passing traffic
- Rear sun-room boasting garden access
- Generous family bath-suite servicing all bedrooms
- Located in Kennington, Ashford, Kent
- EPC Rating: D (67) - Council Tax Band: D

Offers In The Region Of £375,000



Rylands Road, Kennington, Ashford, TN24 9LR



Three-Bedroom Detached Home with Garage, Driveway and Conservatory

Situated in the popular area of Kennington, Ashford, this well-proportioned three-bedroom detached home arranged over two floors, together with a garage, driveway and conservatory.

The ground floor provides a welcoming entrance hall with stairs rising to the first floor and access to a useful ground floor cloakroom/WC. The spacious sitting room forms the main reception space, with ample room for a range of furniture and a window overlooking the front.



To the rear of the property is a separate dining room, providing an excellent space for family meals and entertaining, with access through to the kitchen. The kitchen is positioned at the rear of the home and benefits from a range of wall and base units and work surfaces, with access to the adjoining conservatory. The conservatory provides a versatile additional reception space with views and access towards the garden. There is also a useful storage room and an integral garage, providing excellent storage or potential for a variety of uses, subject to any necessary consents.

To the first floor are three bedrooms, comprising two particularly generous double bedrooms and a further third bedroom. The principal bedroom is positioned to the front of the property, whilst bedrooms two and three are located towards the rear. A centrally positioned family bathroom serves all three bedrooms, with a landing providing access to each room and the staircase.



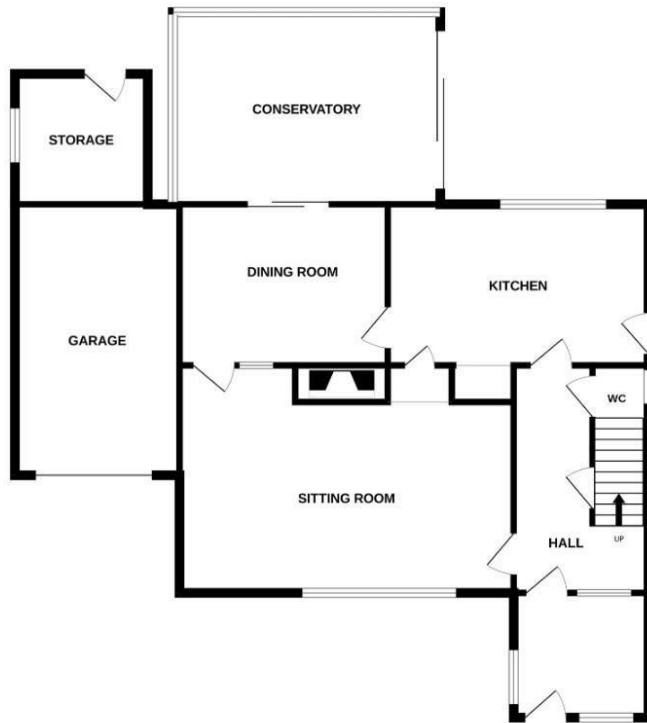
Externally, the property benefits from a driveway providing off-road parking, together with the garage, whilst the rear garden provides a private outdoor space with potential for landscaping and entertaining, mainly laid to lawn and private thanks to it's orientation within the cul-de-sac.

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. 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 "Stubbs restaurant" (formerly The Croft Hotel). 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.

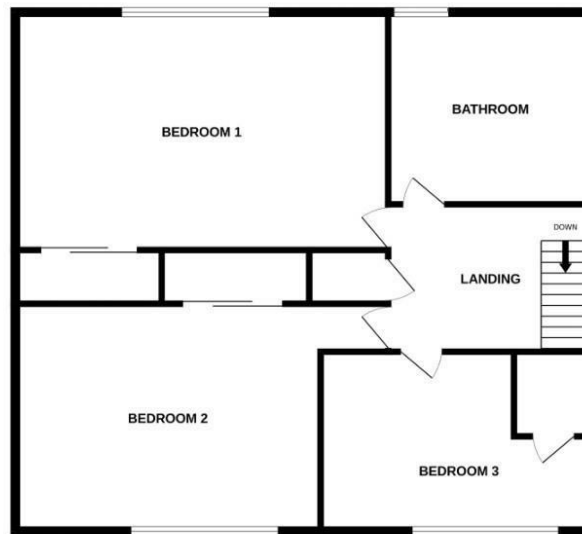




GROUND FLOOR
787 sq.ft. (73.1 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1241 sq.ft. (115.3 sq.m.) approx.

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

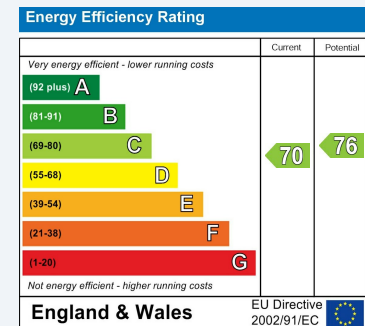
Please contact ashford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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 to satisfy 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.