

Guernsey Way, Kennington Ashford
Guide Price: £325,000 - £350,000



Guernsey Way, Kennington, Ashford, TN24 9NA

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Tucked away in the heart of the ever-popular Kennington area, just off Trinity Road, this charming three-storey mid-terrace home offers beautifully versatile accommodation, perfectly suited to modern family living. Widely regarded as one of Kennington's most desirable locations, the setting combines a peaceful residential feel with excellent access to local amenities and schools.

The ground floor welcomes you with a bright and sociable layout, featuring a well-appointed kitchen/breakfast room to the rear, ideal for everyday family life, alongside a separate dining room at the front – perfect for entertaining or more formal occasions. A convenient cloakroom and additional storage complete this level.

Arranged over the upper floors, the home continues to impress with its flexible living space. The first floor offers a generous living room, providing a comfortable and relaxing retreat, along with a well-proportioned bedroom and useful storage. On the second floor, you'll find the remaining bedrooms, including a principal bedroom with en-suite, a further double bedroom, and a family bathroom, creating a practical and well-balanced layout for growing families.



Externally, the property benefits from the added advantage of off-street parking – a rare and valuable feature in such a sought-after location which is a short walk from the rear gate. The garden is tiered, and arranged over 2 levels, with a raised deck, timber shed, and lower level artificial lawn. To the front are mature trees, providing a screen of privacy from the neighbouring road.

Overall, this is a warm and inviting home that effortlessly blends character, space, and versatility, all set within one of Kennington's most idyllic and desirable pockets.

Location is key, and this apartment does not disappoint. It is conveniently situated near Sainsbury's supermarket for your everyday needs and is just a short distance from Eureka Park, which offers a variety of eateries and leisure options. Additionally, the excellent transport links to the nearby train station make commuting a breeze, connecting you to the wider area and beyond. In summary, this family home in Kennington is a rare find in a sought-after location, combining modern living with easy access to local amenities and transport. Don't miss the opportunity to make this charming property your new home.



Mains services are connected, but none have been tested by the agent. Flood Risk: Very low Each year, there is a chance of flooding of less than 1 in 1000 (0.1%) Average Broadband Speed: 49mb Superfast : 10000mb Ultrafast : 10000mb Information sourced from Street Insights

Three-storey mid-terrace family home in a highly sought-after Kennington location

• Positioned just off Trinity Road, widely regarded as one of the area's most desirable spots

- Versatile and well-arranged accommodation ideal for a growing family
- Separate dining room providing a more formal reception space

- Spacious kitchen/breakfast room perfect for everyday living and entertaining
- Generous first-floor living room offering a bright and comfortable elevated lounge + 2 Patio doors

- Three well-proportioned bedrooms, including a principal bedroom with en-suite
- Off-street parking (2 Spaces) – a rare benefit in this location

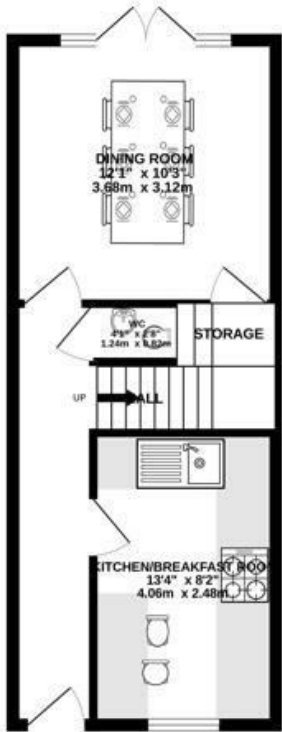
- Family bathroom plus additional cloakroom for added convenience
- Council Tax Band: D - EPC Rating: C (79)



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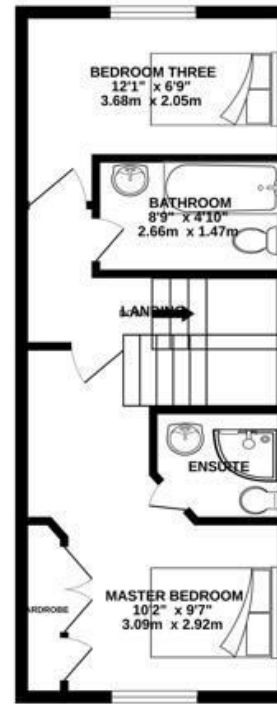
GROUND FLOOR



1ST FLOOR



2ND 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

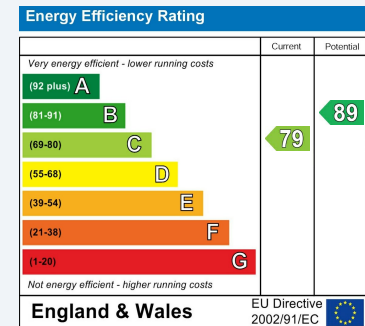
Please contact ashford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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.