Canterbury Road, Kennington, Ashford, TN25 4DY

Asking price: Asking Price £400,000

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A Rarely Available Two-Bedroom Detached Bungalow with garage, generous gardens & Exciting Potential - A rare opportunity to acquire a two-bedroom detached bungalow, occupying a generous plot in this popular and established part of Kennington.

Properties of this nature rarely become available along this stretch of Canterbury Road, making this an exciting opportunity for those seeking the increasingly desirable benefits of single-storey living, a detached home and genuine scope to create something special.

Set behind a private driveway, the property immediately benefits from attractive bay-fronted accommodation, adding character to the front elevation. The driveway provides useful off-road parking and garage too, which boasts additional access and supply of water. Offering excellent storage and practical space for those looking for somewhere to house a vehicle, workshop or additional belongings.

Internally, the property currently offers two/three bedrooms, together with the flexible accommodation you would expect from a bungalow of this style. If you desire more reception room than bedrooms, here you'll find the space you need to make it your own. The kitchen is compact, yet functional, but could lend itself well to a extension STTP. There is a large shower room, that services all bedrooms which leads through to the dining area. While the property would benefit from a degree of modernisation, this presents an exciting opportunity for the incoming purchaser to update and improve the accommodation to their own tastes and requirements.

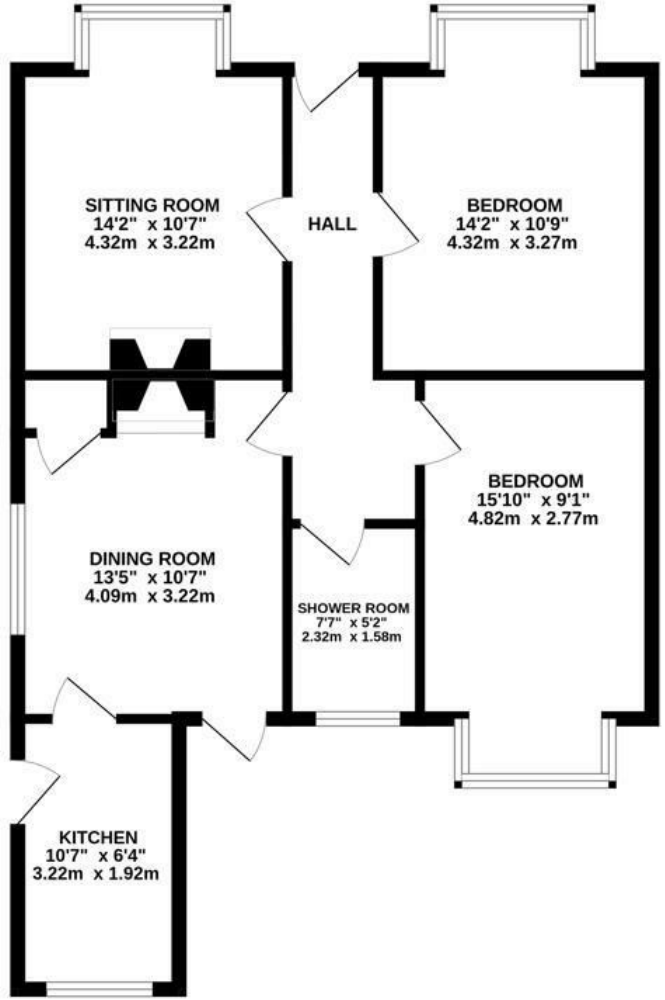
For those looking for a property with potential, this home is particularly interesting. The accommodation could provide a fantastic foundation for a comprehensive refurbishment, while the generous plot offers further possibilities. To the rear is an impressive, level garden, providing an excellent amount of outside space and a superb blank canvas for gardening enthusiasts, families or those simply wanting a larger garden.

The size and configuration of the plot could also lend itself to potential extensions or alterations, either to the existing footprint or potentially upwards, subject to the necessary planning permissions and building regulations. This gives the property a degree of flexibility that is becoming increasingly difficult to find, particularly with detached bungalows.

A SUPERB GARDEN & OUTSIDE SPACE: One of the property's standout features is undoubtedly the large, level rear garden. Predominantly laid to lawn, the garden offers a wonderful amount of usable outside space and is considerably larger than many modern bungalow gardens. The level nature of the garden makes it particularly versatile, with ample room for seating areas, entertaining, planting and children's play space, while also providing the potential purchaser with an exciting opportunity to consider how the garden and existing accommodation could evolve over time. The combination of the substantial garden, detached garage, front driveway and detached bungalow accommodation makes this a particularly interesting proposition.

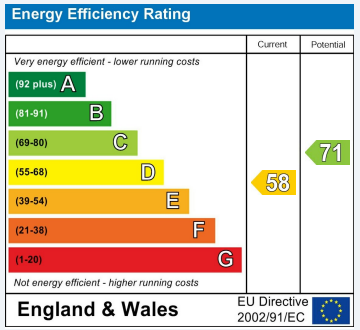
LOCATION: Situated within the popular village of Kennington, the property is ideally positioned for access to a range of local amenities and excellent transport links. Kennington provides a popular residential setting, combining convenient access to Ashford with the surrounding Kent countryside. Families are well catered for, with Kennington Church of England Academy and other local schools within easy reach, including primary schooling within walking distance of the property. For commuters, Ashford International Station is approximately 10 minutes away by car, providing regular High Speed services to London St Pancras and other destinations. The M20 is also readily accessible, making the property well positioned for those travelling across Kent and further afield. The historic cathedral city of Canterbury is approximately 25 minutes away by car via the A28, providing an excellent selection of shopping, dining, cultural and leisure facilities. Ashford itself offers an extensive range of amenities, including supermarkets, restaurants, retail facilities, schools and leisure facilities, while the surrounding area provides plenty of opportunities to enjoy the Kent countryside.

- Rarely Available Two-Bedroom Detached Bungalow – A fantastic opportunity to acquire a detached, single-storey home in this popular and established part of Kennington.
- Significant Potential to Extend & Improve – The generous plot offers exciting scope for enlargement and alteration, including the possibility of extending outwards or potentially upwards, subject to the necessary planning permissions and consents.
- Excellent Single-Storey Living – A versatile layout offering the convenience and accessibility of bungalow living, with considerable scope to modernise and create a home tailored to your own requirements.
- Large, Level Rear Garden – A particularly impressive garden offering a superb amount of usable outside space, ideal for entertaining, gardening or family use.
- Excellent Transport Links – Approximately 10 minutes by car to Ashford International Station, with High Speed services towards London, while Canterbury is approximately 25 minutes away via the A28 and the M20 is also readily accessible.
- Generous Bay-Fronted Accommodation – Attractive bay frontage provides the property with additional character and a pleasant presence from the road.
- Two Well-Proportioned Bedrooms – Flexible bedroom accommodation suitable for families, guests, hobbies or those requiring dedicated home-working space.
- Private Driveway – Excellent off-road parking & garage, with up & over door + side access
- Popular Kennington Location – Conveniently positioned close to local amenities and schooling, with Kennington Church of England Academy and local primary schooling within easy reach.
- EPC Rating: D (58) - Council Tax Band: D - All mains services, untested by agent.



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.

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.

TOTAL FLOOR AREA : 735 sq.ft. (68.3 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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