

Rylands Road, Ashford  
Asking Price £300,000



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Rylands Road, Ashford

## DESCRIPTION

Hunters are delighted to welcome to the market, this end of chain, three bedroom, family mid terrace home found along the well regarded Rylands Road within Kennington. If you're looking to have all of Ashford's conveniences at your finger tips, then add this to your viewing list! Being brought to the market with no forward chain, this homes gives the owners a chance to create a property to their own taste. Natural in decor, but having had new carpets laid recently, it's a great place to home.

Tucked away behind a modest, yet well kept frontage away from the road is this 3 bedroom mid terrace. Step foot inside your porch, a great place to hang up your coat and kick off your shoes. Wander inside, to bask in the light flooded open plan reception/dining room, with large picture window overlooking the green front. The room offers a distinctive place to relax, dine & prepare food. A really handy layout. Before you reach the kitchen, there is a handy under stairs storage cupboard, ideal to tackle all that comes with family life.

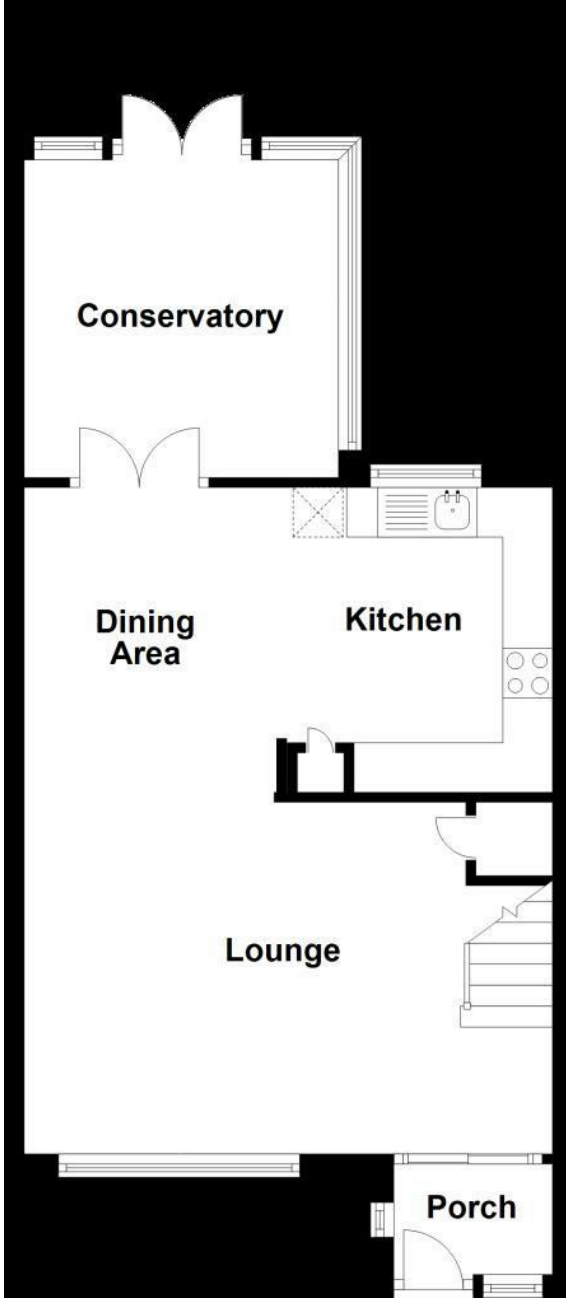
The kitchen resides at the rear of the property and offers plenty of work surface space, along with a good array of wall and base units as well as plenty of space for your free-standing appliances. Beyond the kitchen is the homes conservatory, another reception space if required. A lovely spot to open up the double doors into the garden and watch the world go by. Whilst we're on the topic of outside, there's a paved section, great for alfresco dinning when the weather is kind, as well as a laid to lawn section, with path that runs through to the rear brick built out-building - perfect to stow away all those gardening bits and pieces. The garden is finished well with a rear gate providing access behind.

Climb to the stairs where you will discover three well portioned bedrooms. Both bedroom's 2&3 are ample double bedrooms, the larger of the two bedrooms enjoying a view of the rear garden and also a built in storage cupboard. Across the hall is bedroom 2, a comfortable double & guest bedroom with views to the front of the home. There's a small 3rd bedroom, which is large enough for a single bed and free standing furniture, or could easily be used as an office - which we know is so high on the agenda for many now working from home. Finally, and finishing the home well is the 3 piece family bathroom, with wash hand basin, W/C and shower over bath.

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 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.








### Viewing

Please contact our Hunters Ashford Office on 01233 613613 if you wish to arrange a viewing appointment for this property or require further information.

## 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) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
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 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.

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