



philip INDEPENDENT
ESTATE
AGENT
Jarvis



4 James Haney Drive, Kennington, Ashford, Kent. TN24 9SF.

£325,000 Freehold

Property Summary

"A well proportioned three bedroom semi-detached house tucked away to one corner of a popular cul-de-sac." - Philip Jarvis, Director.

There is no onward chain with this modern home arranged over two floors. Well presented, an early viewing comes most recommended.

Downstairs there is a sitting room and modern kitchen/diner with double doors onto the rear garden. Upstairs there are the three bedrooms and family bathroom.

The property also benefits from gas central heating and double glazing.

Outside there is an attractive enclosed rear garden and to the front is an extensive parking area for at least two cars.

Well positioned, Ashford town centre is within easy access with the high speed train link to London. The M20 motorway is only a short drive away.

Features

- Attractive Three Bedroom Semi-Detached House
- Good Decorative Order
- Attractive Enclosed Rear Garden
- Popular Residential Area
- EPC Rating: C
- Modern Fitted Kitchen/Diner
- Double Glazing & Gas Central Heating
- Parking For At Least Two Cars
- Council Tax Band D

Ground Floor

Entrance Door To

Lobby

Stairs to first floor. Radiator.

Sitting Room

13' 4" x 12' 6" (4.06m x 3.81m) Double glazed window to front. Two radiators. Double casement doors to

Kitchen/Diner

15' 8" x 9' 0" (4.78m x 2.74m) Double glazed window and double glazed doors to rear. Range of modern base and wall units. Stainless steel sink unit. Stainless steel gas hob with extractor over. Stainless steel electric oven. Beko slimline dishwasher. Beko fridge/freezer. Breakfast bar.

First Floor

Landing

Double glazed window to side. Airing cupboard. Access to loft.

Bedroom One

10' 3" x 9' 0" plus doorwell (3.12m x 2.74m) Double glazed window to rear. Radiator. Mirrored doored wardrobes to one wall.

Bedroom Two

10' 0" x 6' 9" plus doorwell (3.05m x 2.06m) Double glazed window to front. Radiator.

Bedroom Three

8' 9" max x 7' 0" (2.67m x 2.13m) Double glazed window to front. Radiator. Storage cupboard.

Bathroom

Double glazed window to rear. White suite of low level WC, pedestal hand basin and panelled bath with shower attachment. Radiator. Part tiled walls.

Exterior

Front

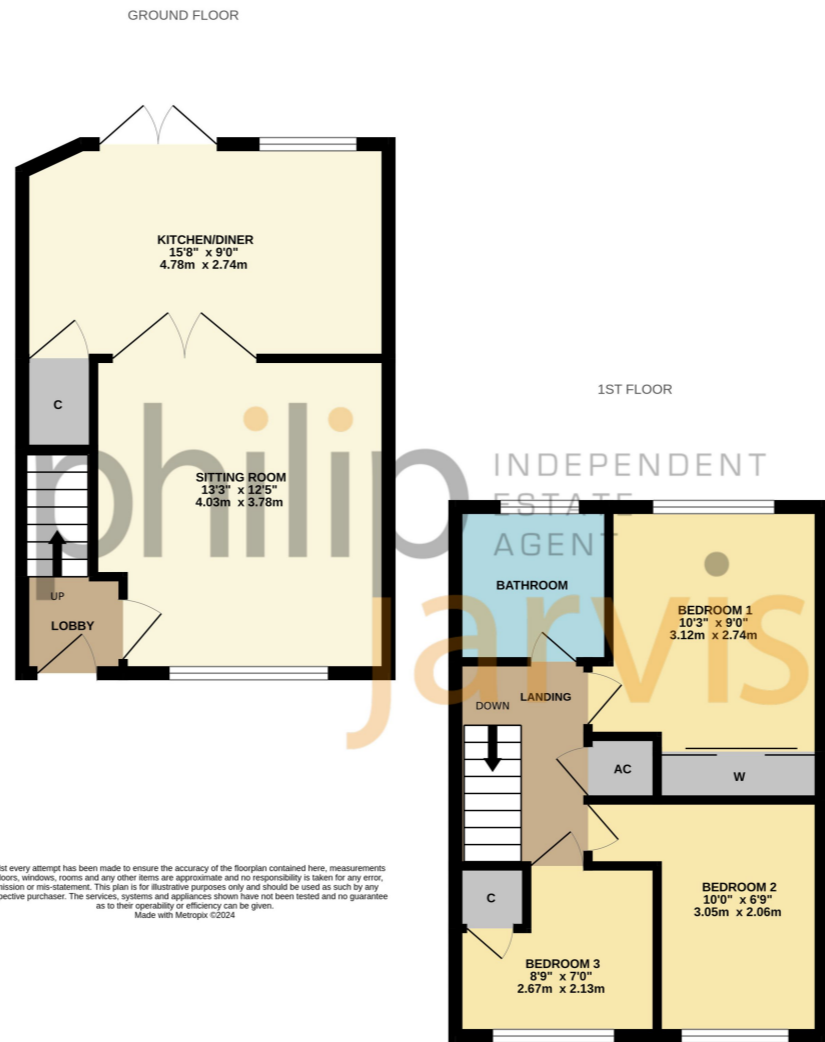
Shingled area to front.

Rear

Laid to lawn with large patio area. Side access. Garden shed.

Parking

There is a parking area to the front of the property for at least two cars. There is an additional pathway to either side of the driveway giving more parking space.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.



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