



CANTERBURY ROAD, ASHFORD



## Guide Price: £550,000

We are pleased to offer this 4 Bedroom Detached Family Home located in a prime location in Kennington, Ashford. The property occupies a large plot with garage and off-street parking.

## Features

- ✓ Double Bedrooms
- ✓ Off-Street Parking
- ✓ Large Mature Rear Garden
- ✓ Large Plot
- ✓ Garage
- ✓ Potential to extend (STP)

**ANTONY DAVIS**

01223 928220

[www.antonydavis.co.uk](http://www.antonydavis.co.uk)

[hello@antonydavis.co.uk](mailto:hello@antonydavis.co.uk)

14 High Street, Fulbourn,  
Cambridge, CB21 5DH





























We are pleased to offer this great family home on a popular road in Kennington, Ashford.

This 4-bedroom detached property occupies a large plot with lots of room to extend (STP).

As you arrive at the property, there is parking for several vehicles, entrance porch leading to:

#### Ground Floor

Hallway leading to dining room on the left, then leading to kitchen/utility room with under-stairs storage.

Dining Room: Fabulous room with large bay window to front aspect.

Kitchen: Range of base and wall units, with large window overlooking the rear garden.

Lounge: Double aspect with window to front and French doors leading to the rear garden.

Utility: Base units with sink, plumbing for washing machine, door leading to the ground floor WC, with glazed door leading to the garden passage.

#### First Floor

Bathroom: Walk in shower, with WC, wash basin, window to rear aspect.

Bedroom 1: Window to rear and side aspect.

Bedroom 2: The original principal bedroom with lovely bay window to front aspect.

Bedroom 3: Double bedroom with window to rear aspect.

Bedroom 4: Window to front aspect, currently used as a home office.

#### Outside

There is a freestanding garage along with further storage sheds. The front has good space for parking with a lawned area and some mature planting.

The large rear garden is mainly laid to lawn with a selection of fruit trees and mature planting. The garden is approximately one third of an acre in size with a southerly aspect. It is beautifully stocked with flowers for all seasons, especially Spring.

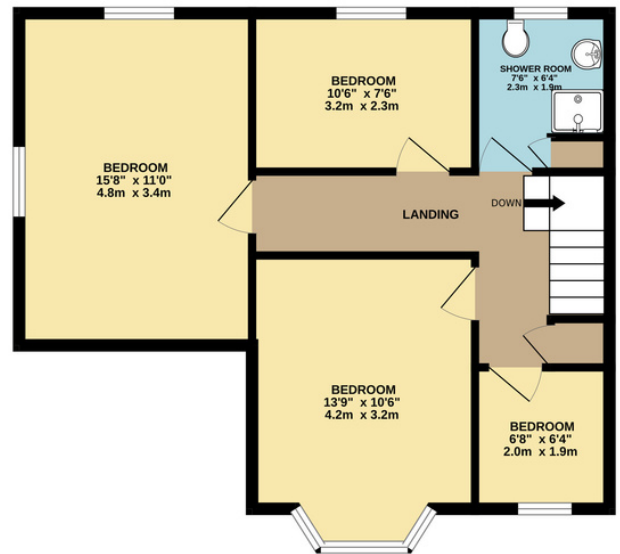
Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.



GROUND FLOOR  
611 sq.ft. (56.8 sq.m.) approx.



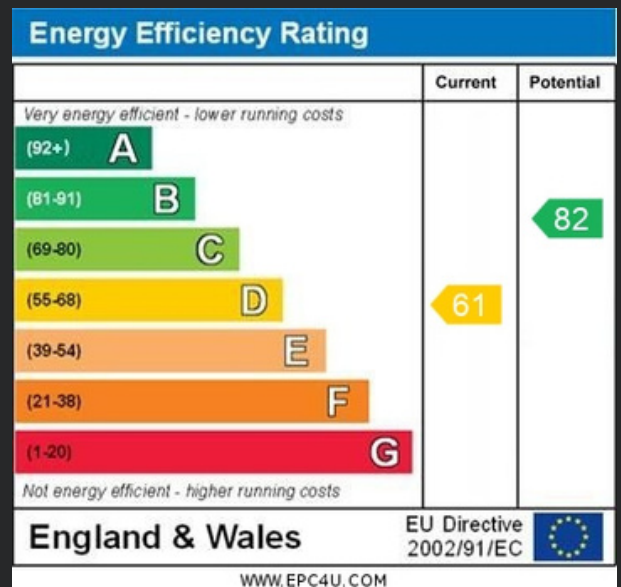
1ST FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1187 sq.ft. (110.3 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.

Made with Metropix ©2023



TENURE: FREEHOLD  
EPC BAND: D  
COUNCIL TAX BAND: E  
LOCAL AUTHORITY: ASHFORD BOROUGH COUNCIL

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.





**ANTONY  
DAVIS**

01223 928220 | [hello@antonydavis.co.uk](mailto:hello@antonydavis.co.uk)