



## 4 Angus Drive, Kennington

In Excess of £350,000



## 4 Angus Drive

Kennington, Ashford

Spacious 3/4 bedroom townhouse in sought after Kennington. En-suite shower room, garage converted to reception room, allocated parking, low maintenance garden. Versatile kitchen/breakfast room, lounge, family bathroom. Paved garden with flower borders and gated side access. Ideal for families or professionals. Contact us to arrange a viewing.

Council Tax band: D

Tenure: Freehold

- Spacious & Flexible Living Accommodation throughout
- 3/4 Bedroom Town House
- Sought after Kennington Location
- En-Suite Shower Room
- Garage (currently used as further reception room)
- Allocated Parking Space
- Low Maintenance Rear Garden
- Modernised Kitchen/Breakfast Room
- Family Bathroom & Additional Cloakroom





### Entrance Hall

With stairs leading to first floor, cloakroom, doors to kitchen, garage room (gym), dining room.

### Kitchen/Breakfast Room

13' 4" x 8' 2" (4.06m x 2.49m)

Modern kitchen with low level white gloss units and range of wall mounted units, eye level oven, window to front, gas hob with over head extractor fan, wine fridge, sink with mixer tap, space and plumbing for washing machine and dish washer, peninsula with seating for 4.

### Cloakroom

Low level wc, wash hand basin.

### Dining Room/Bedroom 4

12' 3" x 10' 2" (3.73m x 3.10m)

Wood flooring with double doors to rear garden, built in storage cupboard.

### Gym (Garage room)

12' 1" x 9' 3" (3.68m x 2.82m)

With personal door from hallway currently utilised as gym but possibility for use as further reception.

### First Floor Landing

With stairs leading to second floor,

### Lounge

13' 5" x 12' 3" (4.09m x 3.73m)

Carpeted, with 2 x double doors leading to Juliet balcony.

### Bedroom

12' 3" x 9' 5" (3.73m x 2.87m)

Carpeted, double built in wardrobe, 2 x windows to rear.

### Second Floor Landing

With doors leading to bedrooms and main family bathroom.

### Bedroom

16' 3" x 12' 3" (4.95m x 3.73m)

With built in wardrobes, carpeted, window to front.





## **GARDEN**

Paved rear garden for ease of maintenance, range of flower and shrub borders, gated side access to parking, pergola.

## **FRONT GARDEN**

Path with access to front door.

## **GARAGE**

Single Garage

Garage currently used as gym/further reception with up and over door to front with access to further storage area.

## **ALLOCATED PARKING**

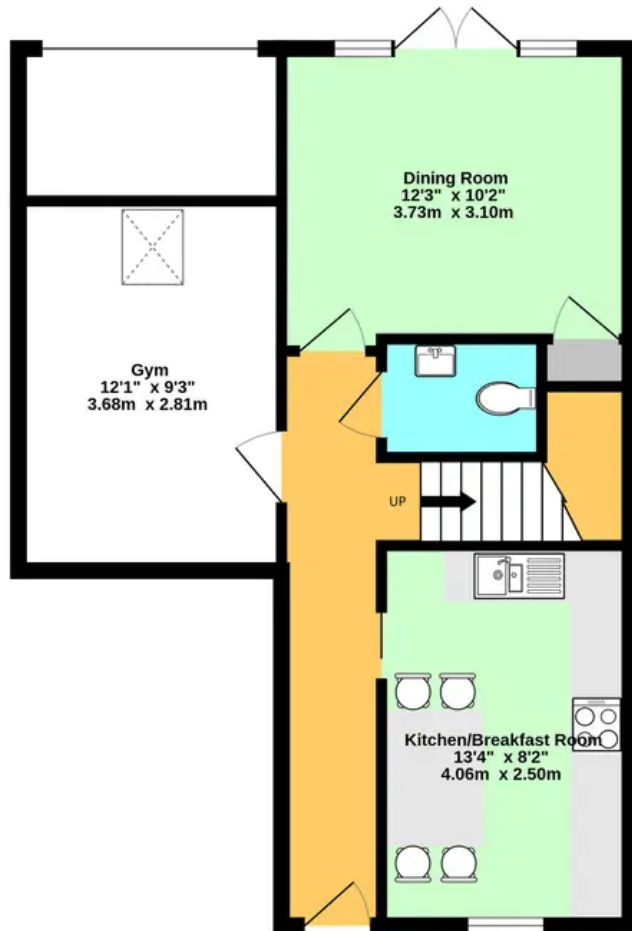
1 Parking Space

Allocated parking space to the outside of the garage.

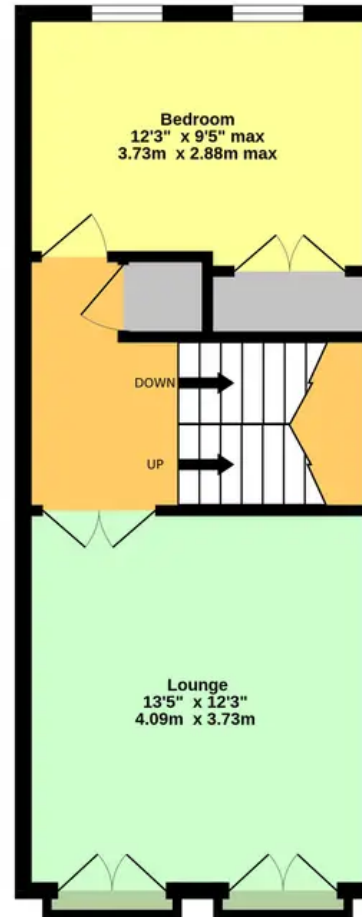




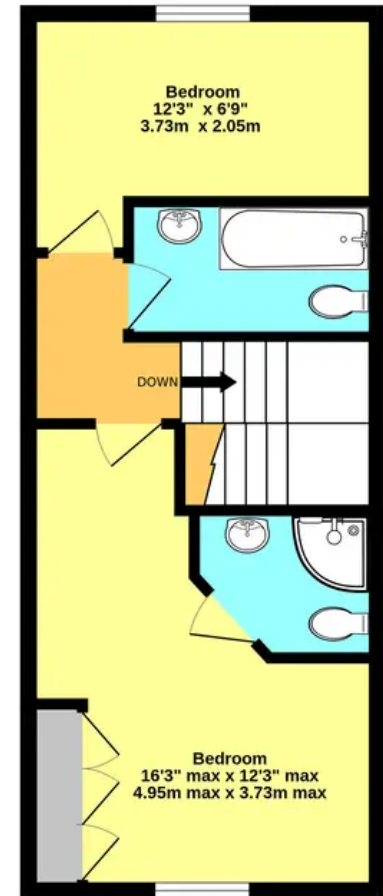
Ground Floor



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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