

**MARTINS
ESTATES**
SALES AND LETTINGS

**29 Park Vale, Kennington
Ashford, Kent TN24 9NH**

Offers In Excess Of £300,000

An opportunity to purchase this three bedroom semi detached property situated in popular 'Old Kennington'.

Accommodation comprises; entrance hall with stairs to first floor and under stairs storage cupboard.

The lounge overlooks the front aspect and opens onto the kitchen diner.

The modern kitchen area has a range of matching fitted units with integrated eye level double oven, gas hob and extractor over and integrated fridge freezer. There is also space and plumbing for a dishwasher.

The dining area has double doors opening to the garden room which is currently being utilised as a utility room, with space and plumbing for a washing machine and space for a tumble dryer.

The first floor offers two double bedrooms and a third single bedroom. A family bathroom with a modern white suite having been recently refitted, comprising of bath with thermostatic valve shower over, pedestal wash hand basin, WC and heated towel rail with fully tiled walls.. A further set of stairs lead to the converted loft room.

To the exterior, the front garden is laid to shingle and provides off road parking for one vehicle.

A shared driveway leads to the detached garage with power and lights, one further parking space in front of the garage. The rear garden is laid to lawn and patio for ease of maintenance.



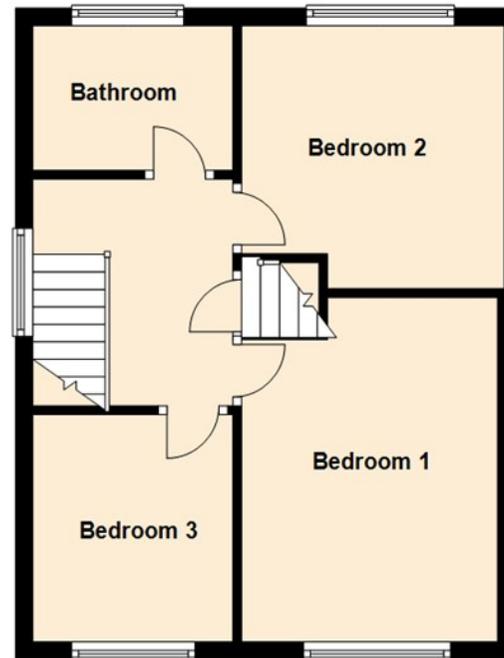
Lounge	13'11" x 11'11" (4.25m x 3.63m)
Kitchen/Diner	18'0" x 8'10" (5.49m x 2.69m)
Garden Room	17'3" x 7'6" (5.26m x 2.29m)
Bedroom 1	13'0" max x 10'0" (3.96m max x 3.05m)
Bedroom 2	10'0" x 9'11" max (3.05m x 3.02m max)
Bedroom 3	8'6" x 7'6" (2.59m x 2.29m)
Family Bathroom	7'8" x 5'6" (2.34m x 1.68m)
Loft Room	15'8" x 10'2" (4.78m x 3.10m)



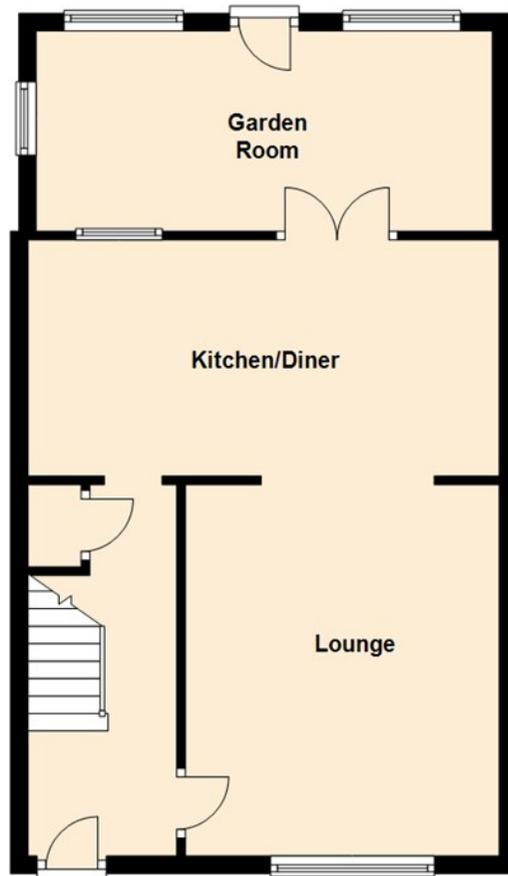




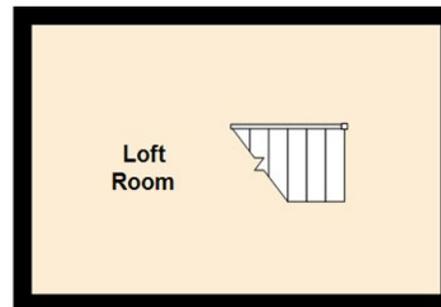
First Floor



Ground Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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