



# MARTINS ESTATES

SALES AND LETTINGS

Martins Estates Sales And Lettings High Street  
Ashford  
Kent  
TN24 8SF

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**1 Park Road, Kennington, TN24 9DL**

**Asking Price £675,000**

Martins are delighted to welcome to the market this stunning 4/5 bedroom chalet bungalow, ideally located in the highly sought-after area of Kennington.

Beautifully presented and generously proportioned throughout, this versatile home offers an abundance of space, natural light, and stylish décor — perfect for modern family living.

The ground floor boasts a hallway with doors off to all the ground floor accommodation and the stairs to the first floor. On the ground floor, there is a bright and spacious kitchen/breakfast room, ideal for entertaining or relaxed family meals with a range of worktops to three walls. There is a lounge leading through to a delightful study/sun room that floods with light and opens out to the garden. There are also two well-sized, tastefully decorated bedrooms on this level, both offering ample space. A separate dining room provides flexibility and can be easily adapted into a fifth bedroom, ideal for guests or home working. Completing the ground floor is a sleek and contemporary bathroom.

Upstairs, the property continues to impress with a spacious master bedroom suite complete with a beautifully appointed en-suite with large sunken bath and a separate shower cubicle. A further double bedroom, currently used as a dressing room, offers generous storage and flexibility.

**\*\*Externally, the property enjoys kerb appeal with a generous driveway providing ample off-road parking.\*\* The rear garden is a true highlight — well-maintained and sizeable, offering a tranquil retreat with a fully insulated and heated garden room, currently utilised as a home office. A separate workshop adds further appeal for hobbyists or storage needs.**

Perfectly positioned for commuters and families alike, this exceptional home is just a short distance from Ashford Town Centre, local schools, shops, supermarkets, and both Junctions 9 and 10 of the M20. Ashford International Station is also close by, offering high-speed rail links to London.

**1 Park Road, Kennington, TN24 9DL**

**Hallway**

**Ground floor bathroom**

**Kitchen**

20'4" x 15'10" (6.2 x 4.85)

**Sitting Room**

15'10" x 11'10" (4.83m x 3.62m)

**Study**

16'0" x 8'10" (4.9m x 2.7m)

**Dining Room/ 5th Bedroom**

18'5" x 9'1" (5.63m x 2.79m)

**Bedroom 1**

15'10" x 12'11" (4.83m x 3.95m)

**Ensuite Bathroom**

16'0" x 8'0" (4.9m x 2.46m)

**Bedroom 2 / Dressing Room+ built wardrobe**

11'7" x 9'2" ( 3.54 x 2.8m)

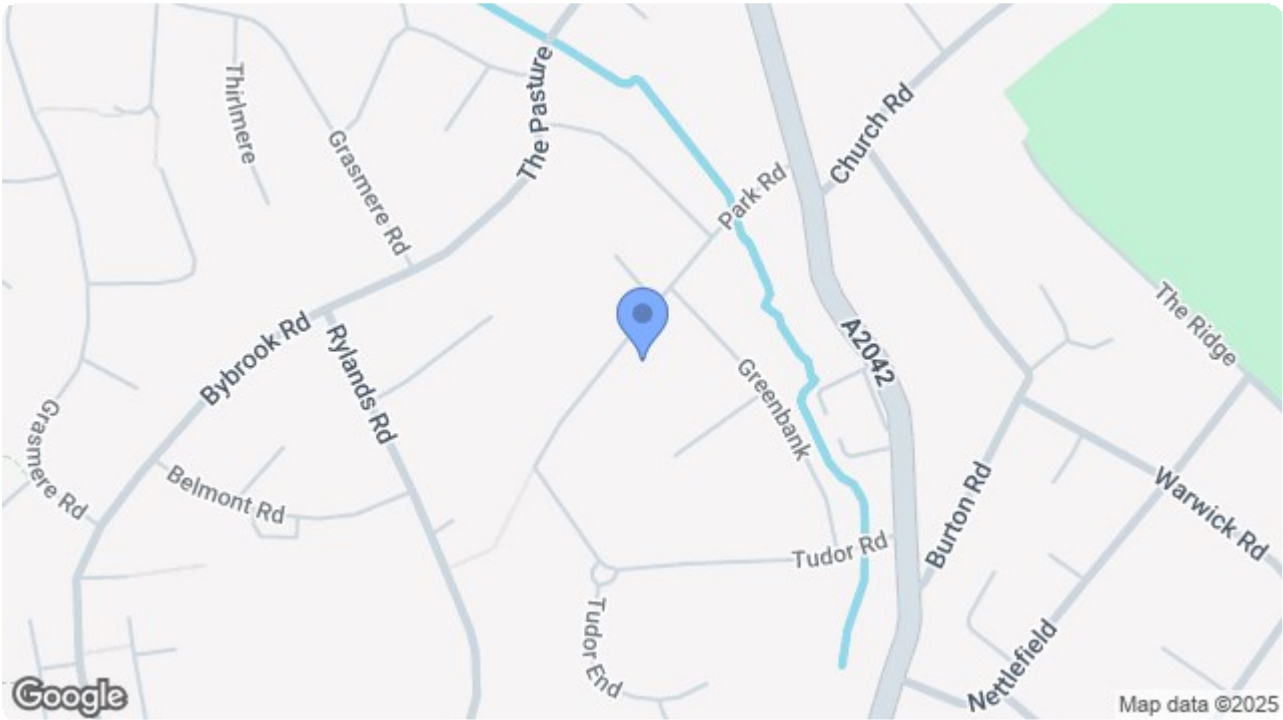
**Bedroom 3**

15'7" x 7'8" (4.75m x 2.35m)

**Bedroom 4**

16'5" x 7'8" (5.02m x 2.35m)





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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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