

MARTINS  
ESTATES

SALES AND LETTINGS



3 The Willows Park Road  
Kennington, TN24 9HQ

Asking Price £469,995



### 3 The Willows Park Road, Kennington, TN24 9HQ

Nestled in the tranquil setting of Park Road, Kennington, this delightful detached bungalow offers a perfect blend of comfort and convenience. Built in 1999, the property features a modern design and is situated in a peaceful, private cul-de-sac, ensuring a serene living environment.

The bungalow features two spacious reception rooms, providing ample space for relaxation and entertaining. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra room for guests. The two bathrooms add to the convenience, making daily routines effortless.

One of the standout features of this property is the lovely gardens that grace both the front and rear. These outdoor spaces offer a wonderful opportunity for gardening enthusiasts or simply a peaceful retreat to enjoy the fresh air. Additionally, the property includes off-road parking for up to 3 vehicles, along with a garage, ensuring that parking is never a concern.

A charming conservatory extends the living space, allowing for year-round enjoyment of the garden views. With no onward chain, this bungalow is ready for you to move in and make it your own without delay.

This property presents an excellent opportunity for those looking to settle in a desirable area, combining modern living with the tranquility of a suburban lifestyle. Don't miss the chance to view this lovely home in Kennington with no onward chain and offering the opportunity to add value.

#### Conservatory

13'0" x 10'8" (3.98 x 3.27 )

#### Sitting Room

18'8" x 14'8" (5.69 x 4.49 )

#### Kitchen / Dining Room

18'6"x 10'4" (5.65x 3.15 )

#### Garage

18'5" x 8'7" (5.62 x 2.64 )

#### Bedroom 3

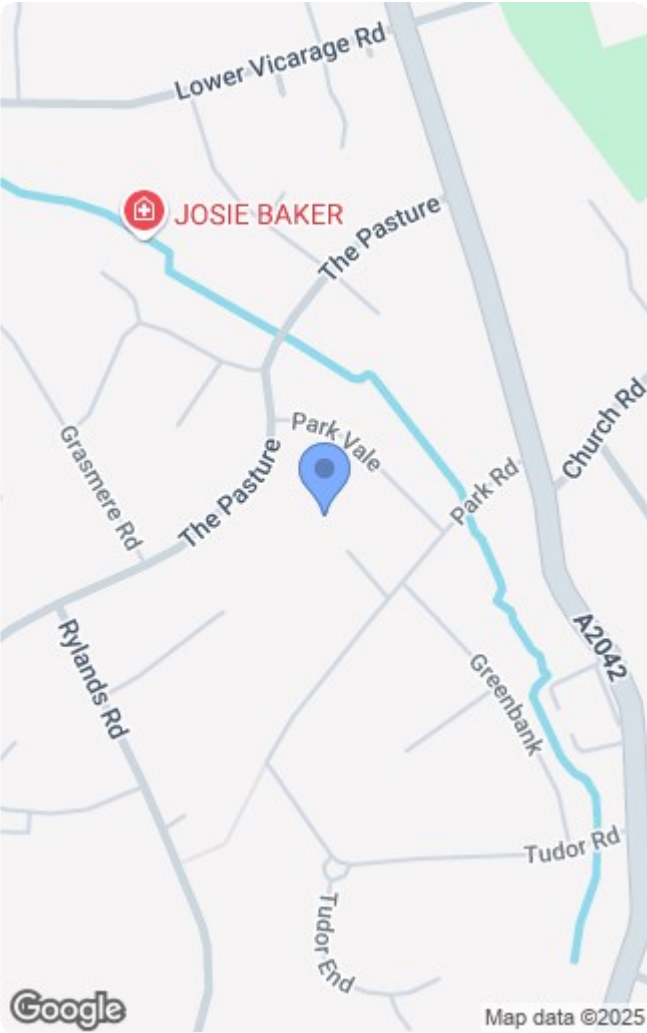
10'2" x 8'5" (3.12 x 2.57 )

#### Bedroom 2

12'11" x 9'8" (3.95 x 2.97 )

#### Bedroom 1

14'4" x 10'4" (4.37 x 3.16 )



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		
(82 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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