

hobbs parker

Ashford Homes

17 Hillcrest Close Kennington

DEDICATED TO ASHFORD PROPERTY

17 Hillcrest Close

Kennington
Ashford, Kent TN24 9QT

Valuers Comment:

" I see this as an excellent opportunity to create something special on one of Kennington's most sought-after roads."

A three-bedroom semi-detached home offering superb potential for modernisation, situated within one of outer Ashford's most sought-after cul-de-sacs. The property enjoys a desirable position backing onto the Pavilion Green, together with a private, south-facing rear garden.

No onward chain.

Accommodation

- Entrance hall • Kitchen/Breakfast Room
- Sitting room with dining area (access to garden)
- Landing area • Three bedrooms • Bathroom

Exterior

- Single garage (oversized) • Wooden garden shed
- Private south-facing rear garden

Communication

- Ashford International Railway Station (St Pancras approx 37 minutes) – 2.3 miles
- M20 Motorway – approx. 2.4 miles
- Canterbury – 12.5 miless















Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



17 Hillcrest Close

This property presents a superb opportunity to acquire a home in one of Ashford's most popular roads, on the outskirts of the sought-after Kennington area.

Requiring modernisation, the property offers exciting potential for a buyer to create a home tailored to their own requirements.

The accommodation comprises three bedrooms and a generously proportioned, elongated sitting room.

A particular highlight is the private, south-facing rear garden, which offers an excellent degree of space and versatility, along with potential for an extension, subject to the necessary planning permissions.

To the front, the property benefits from a sizable front garden, complemented by a long, single garage positioned alongside the house.

The driveway provides ample off-road parking for approximately four to five vehicles, making this an appealing prospect for those seeking space both inside and out, with plenty of scope.

Situation

Hillcrest Close is a popular cul-de-sac situated within the sought-after Kennington area, conveniently placed for a choice of local pubs and the well-established Stubbs restaurant, all within a short walk. Ashford International railway station is also within a 10–15-minute drive, offering high-speed rail links to London in approximately 38 minutes.

The area is well served by a range of highly regarded schools, catering for children from infant through to secondary age, with the renowned Highworth Grammar School for Girls also within easy reach.

Heading in the opposite direction, the historic city of Canterbury lies approximately 12 miles away, with the beautiful Kent countryside providing a scenic backdrop along the way.

Directions

SatNav: TN24 9QT

Alternatively, for pin point directions, please use the What Three Words website:

https://what3words.com/stops.police.vision

Services – All mains services are connected but none have been tested by the agent.

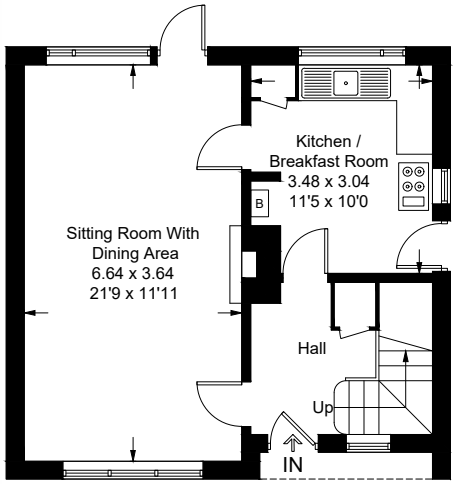
Council Tax – Band D

Tenure - Freehold

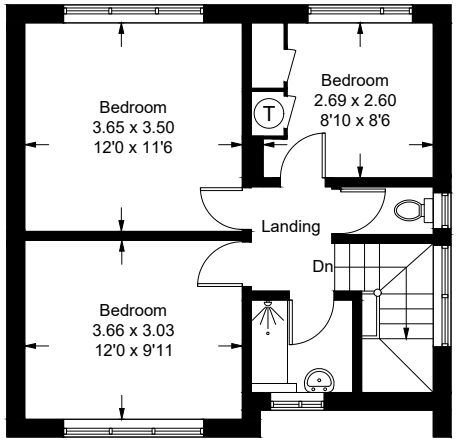
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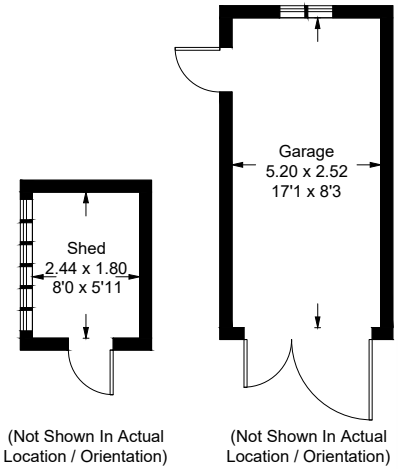
17 Hillcrest Close, Kennington, Ashford



Ground Floor - 44.5 sq m / 479 sq ft



First Floor - 44.1 sq m / 475 sq ft



(Not Shown In Actual Location / Orientation)

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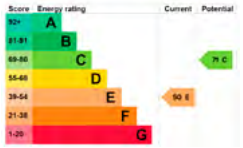
Outbuildings

Approximate Gross Internal Area = 88.6 sq m / 954 sq ft
Outbuildings = 17.4 sq m / 187 sq ft
Total = 106 sq m / 1141 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1345381)
www.bardenvisuals.co.uk

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rightmove
www.hobbsparker.co.uk



Boundaries/Acreage
The plan on these sales particulars and the acreage quoted are based on Ordnance Survey mapping and are provided for identification and guidance only. Interested parties are reminded that the property is sold in accordance with the owners Land Registry Title plan/s and they must satisfy themselves as to the legal boundaries and the quantity of land being purchased.

Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.

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