



## 4 Beatrice Hills Close

, Kennington, TN24 9PQ

Price £469,950

Attractive and well presented four bedroom detached family house with three bathroom/shower rooms and sunny enclosed rear garden.

Situated in a quiet cul de sac in the popular Little Burton part of Kennington, there are local shops within easy walking distance and Ashford town centre and International station are about 1.2 miles away.

- ATTRACTIVE & WELL PRESENT DETACHED FAMILY HOUSE
- FOUR BEDROOMS
- THREE BATHROOM/SHOWER ROOMS
- SUNNY ENCLOSED REAR GARDEN
- GARGE & DRIVEWAY

Viewing

Please contact our Ashford Office on 01233 646411 if you wish to arrange a viewing appointment for this property or require further information.



**1ST FLOOR**

LANDING

BEDROOM 1  
14'5" x 13'  
4.4m x 4.0m

ENSUITE 1

BATHROOM

BEDROOM 2  
11'6" x 10'8"  
3.5m x 3.3m

JACK & JILL ENSUITE

BEDROOM 3  
10'8" x 10'2"  
3.3m x 3.1m

AC

WC

KITCHEN/BREAKFAST ROOM  
14'9" x 10'10"  
4.5m x 3.3m

DINING ROOM  
12'2" x 10'6"  
3.7m x 3.2m

LOUNGE  
18'9" x 10'1"  
5.7m x 3.1m

GARAGE  
18'3" x 8'7"  
5.6m x 2.6m

GROUND FLOOR

While every attempt has been made to ensure the accuracy of this floor plan, mistakes can happen, measurements and surveying, windows, doors and other details are approximate and not guaranteed. It is best to measure everything on site and make your own measurements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and materials shown have not been checked or guaranteed to be in line with the current regulations.

Made with Mapbox, 2022

## A map of the Kennington area in London. A red pin marks the location of the property on Canterbury Rd, near the intersection with the M20 motorway. The map shows surrounding roads like Trinity Rd, Mace Ln, and A2042, as well as green spaces and water bodies. The Google logo and 'Map data ©2021' are visible at the bottom.

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		71	84
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p> 	



1 Middle Row, Ashford, Kent, TN24 8SQ  
**Tel:** 01233 646411 **Email:** sales@gouldharrison.co.uk