



**Connells**

Rhondda Vale  
Aylesham Canterbury



## Property Description

Connells are delighted to bring to market this stunning 2 bed semi-detached property located in a cul-de-sac in the popular area of Aylesham.

This property offers a perfect blend of comfort, style, and practicality, making it an ideal choice for first-time buyers, small families, or those looking to downsize. Upon entering, you are greeted by a bright and airy living room that provides a warm and inviting atmosphere. The open-plan layout seamlessly connects to the dining area, perfect for entertaining guests or enjoying family meals. The well-appointed kitchen features contemporary cabinetry, ample counter space, and modern appliances, making it a joy to cook and create culinary delights. The property boasts two generously sized bedrooms, each offering plenty of natural light and storage options. The master bedroom provides a peaceful retreat, while the second bedroom is perfect for guests, children, or as a home office. The family bathroom is tastefully designed, featuring modern fixtures and fittings, ensuring a relaxing space for your daily routines.

Step outside to discover a lovely garden, ideal for outdoor entertaining and also boasts being one of the largest gardens in the development for 2 bed houses. The garden also features an outbuilding, that can be used for various purposes, such as a home office, workshop, or extra storage space. One of the standout features of this property is the driveway, providing convenience and peace of mind for you and your guests.

### Cloakroom

6' 2" x 3' 5" ( 1.88m x 1.04m )

### Lounge

11' 9" x 12' 9" ( 3.58m x 3.89m )

### Kitchen

12' 8" x 7' 6" ( 3.86m x 2.29m )

### Bedroom One

12' 6" x 9' 4" ( 3.81m x 2.84m )

### Bedroom Two

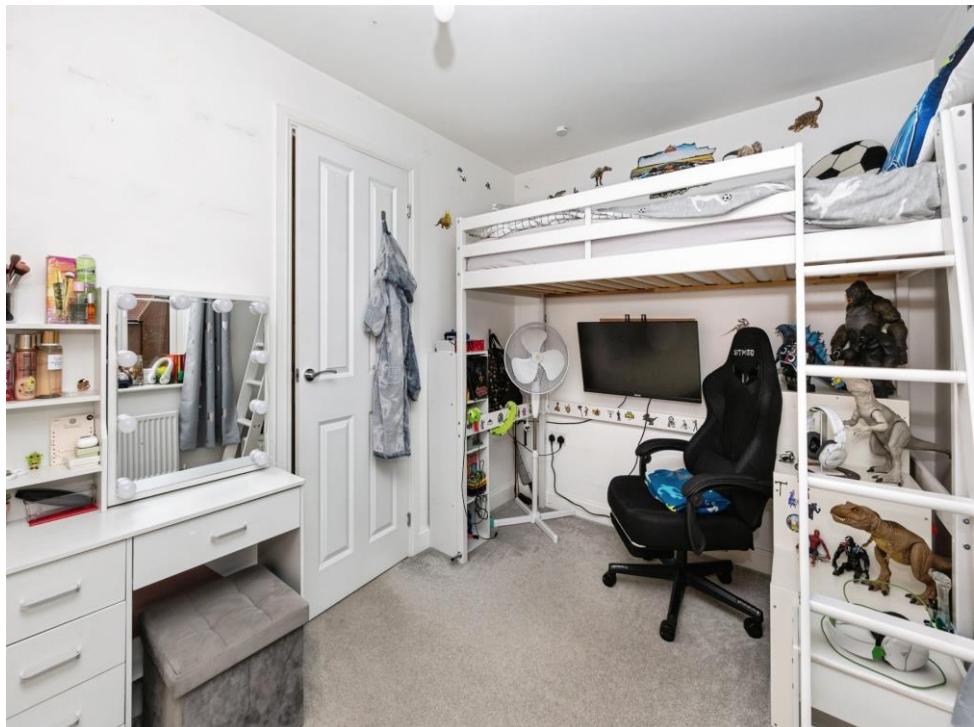
12' 9" x 7' 5" ( 3.89m x 2.26m )

### Bathroom

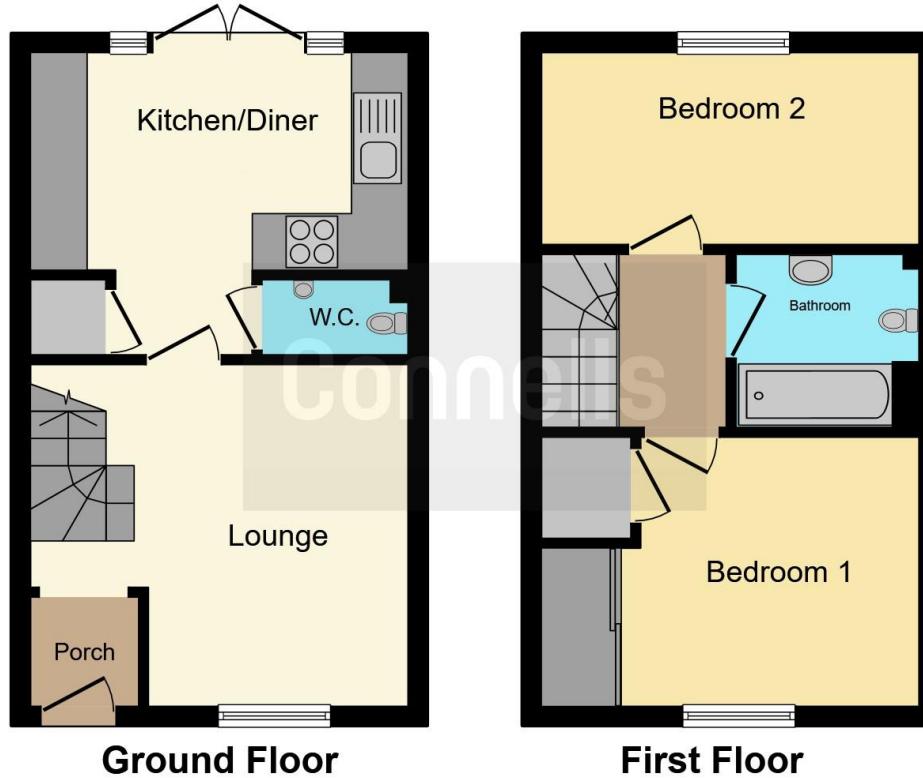
6' 4" x 6' 4" ( 1.93m x 1.93m )











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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29-30 Watling Street  
 CANTERBURY CT1 2UD

EPC Rating: B    Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/CBY406453](http://connells.co.uk/Property/CBY406453)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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