



**Connells**

Kings Road  
Aylesham Canterbury





### Property Description

A spacious two bedroom semi detached house within a popular residential location between Canterbury and Dover. This property provides ample living space within the lounge area and separate kitchen. There is a bathroom with matching suite downstairs.

The first floor comprises three bedrooms and a cloakroom. The home benefits from good size front and rear gardens; the rear garden enjoying patio and lawn areas, a fully powered shed and garage with up and over door.

There is a driveway for off road parking to the front of the property with scope to change the garden for further parking spaces.

Moments walk away from local amenities, shops and schools, the village of Aylesham is also close to main roads leading to Canterbury, Dover and beyond. Aylesham's main line train station provides regular services to London as well.



## Entrance Hall

Front Door, laminate flooring, radiator and stairs to first floor.

## Lounge

16' 2" Max x 11' 5" Max ( 4.93m Max x 3.48m Max )

Two windows, laminate flooring and radiator.

## Kitchen

19' 9" x 7' 10" ( 6.02m x 2.39m )

Fitted kitchen, matching wall and base units, work surface over, one and a half sink/drainers, space and plumbing for washing machine and fridge freezer and store cupboard.

## First Floor

## Landing

Carpet, window and loft hatch.

## Bedroom One

11' 9" x 11' 5" ( 3.58m x 3.48m )

Window, radiator, store cupboard, wardrobe and laminate flooring.

## Bedroom Two

14' 2" x 9' 10" ( 4.32m x 3.00m )

Window, radiator and laminate flooring.

## Bedroom Three

8' 4" x 6' 11" ( 2.54m x 2.11m )

Window, laminate flooring and radiator.

## Bathroom

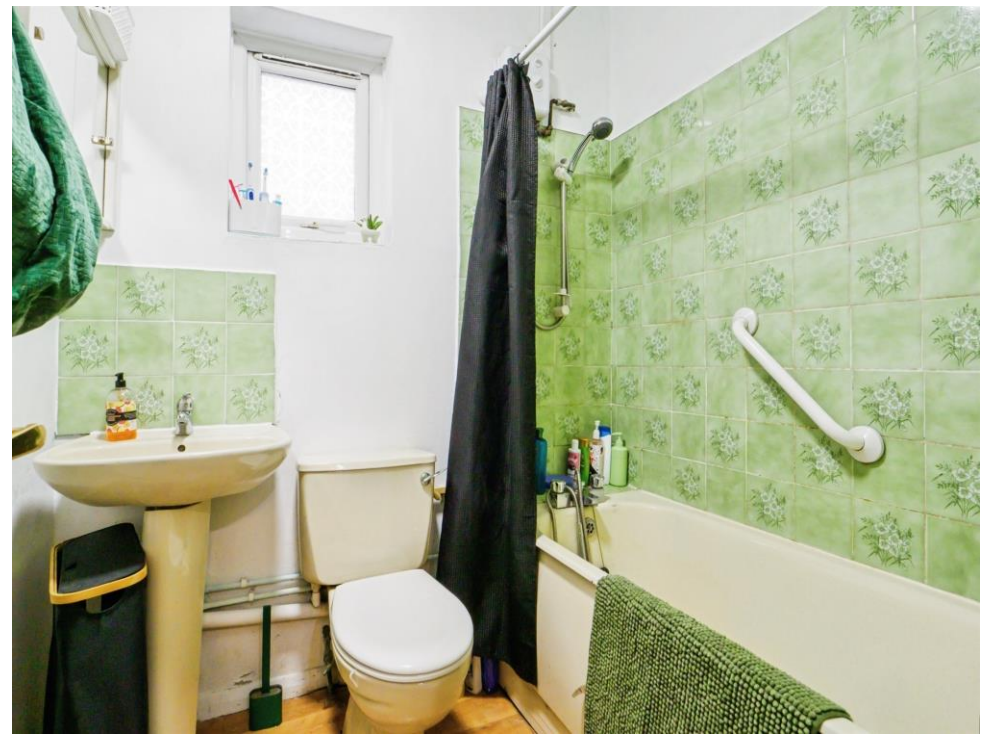
Bath/Shower, WC, wash hand basin, window and radiator.

## Externally

Wood shed/garage fully powered, patio area and lawn.



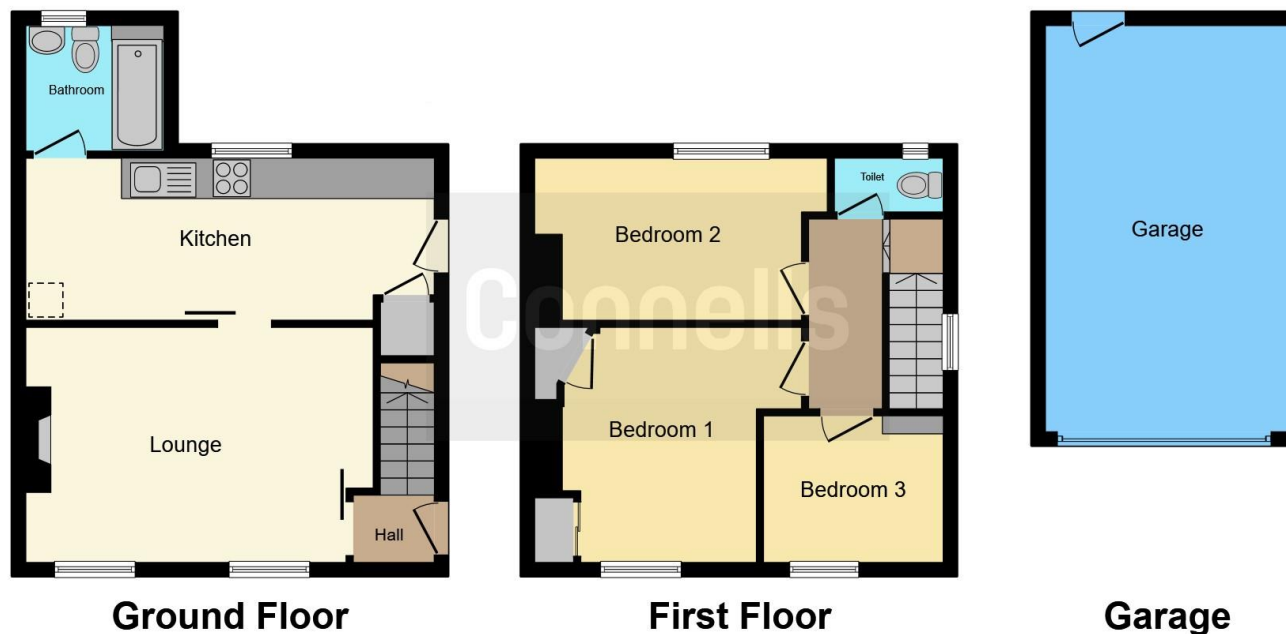












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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