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Flude Road  
Ash Green CV7 9AQ





# Flude Road

## CV7 9AQ

\* 2 BEDROOM SEMI DETACHED BUNGALOW WITH STAIRCASE TO HOBBIES/ LOFT ROOMS \* PLEASANT CUL DE SAC SETTING BACKING ONTO OPEN FIELD \* NO UPWARD CHAIN \* DIRECT ACCESS CARPORT TO BRICK GARAGE

Welcome to this charming 2 bedroom semi detached bungalow located along Flude Road, Ash Green on the north western outskirts of the city. Situated in a peaceful backwater cul-de-sac, this property offers a serene and private setting backing onto open field.

The bungalow is to be sold with no upward chain offering excellent potential to create your own home having gas central heating and double glazed windows.

As you step inside, you are greeted by a cosy and inviting atmosphere with 2 double bedrooms, both with built in wardrobes and ample space for a growing family. The extra rooms in the roof space would be eminently suitable to provide 2 bedrooms by creating a doorway from the hallway and lobby. The property boasts direct access to the carport leading to a brick garage with electronic roller door, providing convenient parking and storage options.

This bungalow is perfect for those seeking a tranquil retreat away from the hustle and bustle of city life, and with no upward chain, you can move in hassle-free time.

Don't miss out on the opportunity to make this 2-bedroom semi-detached bungalow your own. Contact us today to arrange a viewing and envision the possibilities that await you.

selling quality  
property since 1995











  
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## Dimensions

ENTRANCE HALL

FRONT & ENCLOSED  
REAR GARDEN

L SHAPED LOUNGE/  
DINING ROOM

6.74 x 4.58

PLEASANT ASPECT  
TO REAR ACROSS  
FIELDS

KITCHEN WITH HOB  
& OVEN

3.16 x 3.00

NO UPWARD CHAIN

BEDROOM ONE

4.02 x 3.03

BEDROOM TWO

3.02 x 3.00

FULLY TILED  
BATHROOM WITH  
SHOWER CUBICLE

HOBBIES/ LOFT  
ROOM

4.25 x 3.50

STUDY/ LOFT ROOM

4.76 x 3.05

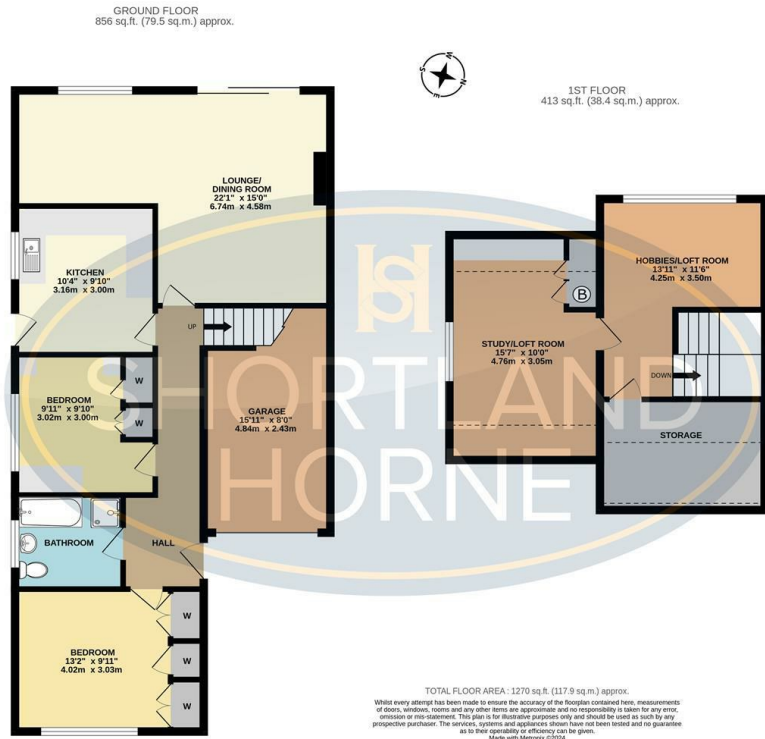
DIRECT ACCESS  
WITH CARPORT TO  
BRICK GARAGE

4.84 x 2.43

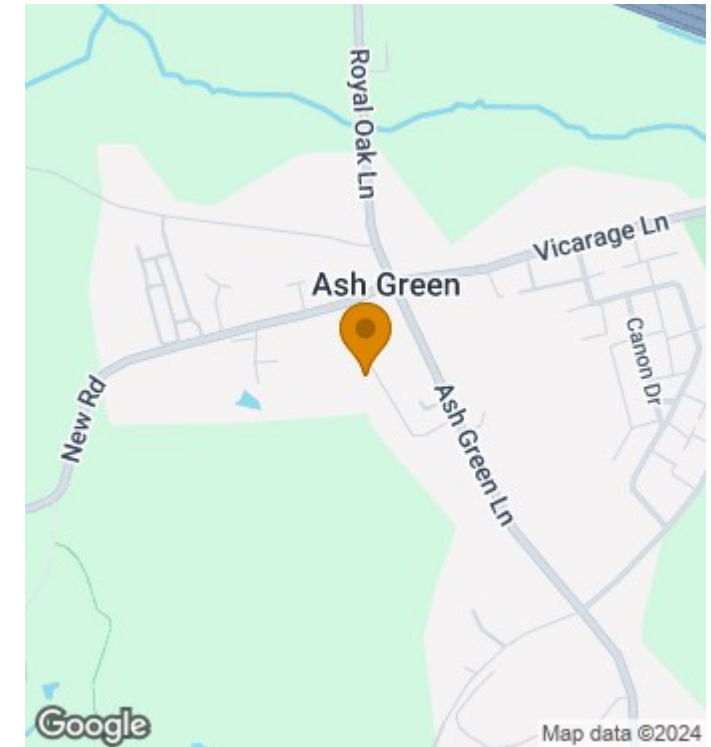




# Floor Plan



# Location Map



Total area: 1270.00 sq ft

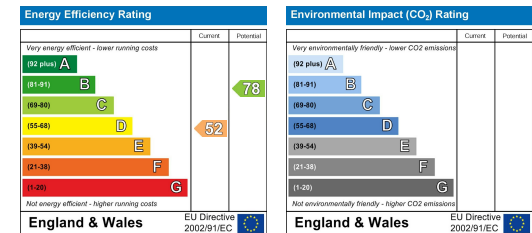
**Disclaimer**

**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.  
**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.  
**Viewing** Strictly by arrangement through Shortland Horne.  
**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.  
**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.  
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. 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.  
**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.  
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

# EPC



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