



Linden Road, Ashford, TN24 8BP

 2  1  1  D £310,000 OIRO

A Chain free, 2 bedroom semi detached, Victorian home that you will not want to miss. The current owners have completed a sympathetic improvement program to restore the homes kitchen & bathroom to it's former glory. With a modern kitchen & bathroom, and large garden with parking to rear, something that some homes along this road lack - not forgetting that it has been brought to the market with no forward chain complications too! it's certainly one to add to the top of your viewing list!

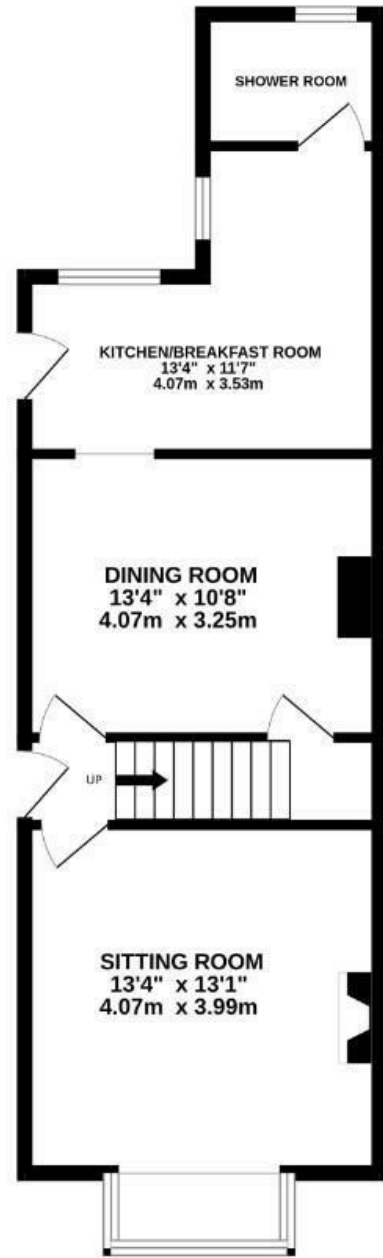
Located in an enviable 'near town' location lies this well-proportioned 2 double bedroom family home. Separated from the road, set behind a small yet well-kept and front garden, lies this wonderful home ready to be moved into, whilst still allowing the owner to decorate to their own taste. We've seen many properties come to the market along the road in recent years – alas, we feel this is right up there. A compliment to the home's period, that it's been resorted compassionately whilst still managing to retain the character charm that oozes from a home of this age with fireplaces having been restored throughout. With it's well proportioned rooms, now following it's modernisation we feel it's the perfect blend for a working family looking to plant their roots in Ashford, whilst having all of Ashford's amenities near-by.

Through the front door of the home; the ground floor comprises of an impressive open plan kitchen/diner to rear & separate lounge to the front of the home. The dining room section is of good proportion and overlooks the garden, a perfect place for hosting and entertaining. The kitchen has been recently fitted and offers plenty of work surface space, wall & base units and rear door opening out into the garden. Beyond the kitchen, is the homes modern shower room, often found here in this style home – which offers wash hand basin, walk in shower, heated towel rail and with frosted glass windows to rear. Climb the stairs that rise from the entrance hall, you will discover 2 generously portioned double bedrooms, both bedrooms comfortably offering useable floor space. To the rear of the home, there's a large rear garden, levelled and laid to lawn so it's a perfect base for a new green fingered owner. There's a fenced boundary, which makes the garden secure and private with rear parking, something that is certainly not common along the road of this largely terraced street.

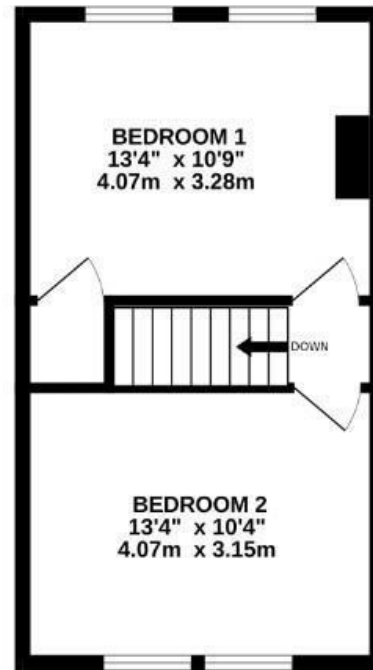
Linden Road is a popular residential road with unrestricted parking. There are plenty of nearby local shops, restaurants, take aways, beauticians, doctors' and dentist surgeries, churches, halls, schools and nurseries. You'll find Ashford's latest renovation, part of the £5M+ Victoria Park and Watercress Fields Project to improve and modernise Ashford's biggest modern urban park. Development includes a new cafe, sensory garden, community building, fountain piazza, wetland area, tennis and basketball courts and new eco-friendly children's playground. Just over 3 miles away is junction 10 of the M20 and the William Harvey Hospital where they have an Accident and Emergency department, various clinics and a labour ward. Ashford International Train Station is just 0.3 miles away and proudly operates the High Speed Rail link which can take you to Ebbsfleet International, Stratford International and London St Pancras in just 38 minutes. Eurostar also runs from Ashford International so the continent is closer than you think with regular trains to Paris, Lille, Brussels, Calais and not forgetting the popular Disneyland Paris. With a blend of character and modern, Ashford is popular with professionals and families because of its commuter links, location and well regarded schools all within arms reach.



GROUND FLOOR



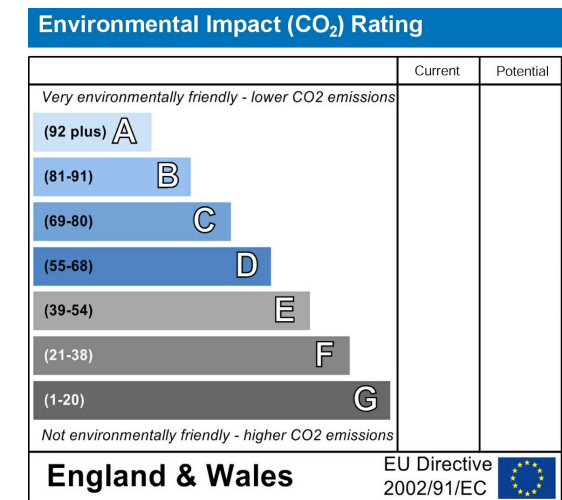
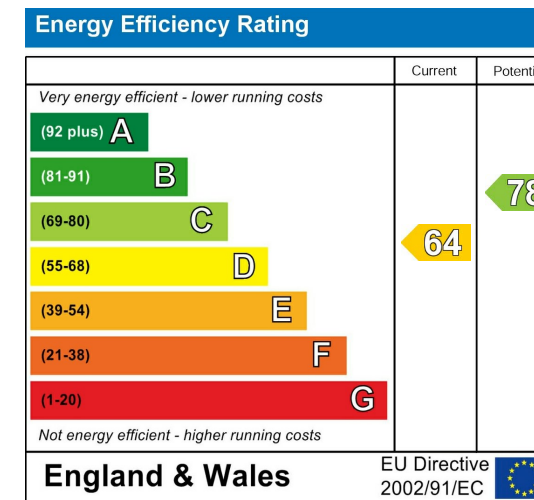
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Freehold
Council Tax Band: C

- Charming Edwardian home, built circa 1905
- 2 Bedroom, semi detached well presented home
- Having undergone recent improvement (new kitchen & shower room)
- A reconfigured; and newly installed GF walk in shower room
- Large rear garden + rear off street parking (Potential for garage STPP)
- Reception room to the front with bay window
- Popular Willesborough location (Walking distance to town)
- Electric underfloor heating within the bathroom + Heated towel rail
- Council Tax Band: C, EPC Rating: D (64) - Gas combi boiler
- Brought to the market with no-onward chain complications



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.