



**Connells**

Linden Road  
Ashford



### Property Description

Connells are delighted to present to the market this two bedroom mid-terrace home in the ever desirable location of Linden Road in Ashford, Kent.

This home will be coming to market offering an open plan living space downstairs with the lounge and dining area providing fantastic space. The kitchen is also a good size with plenty of counterspace and cupboards, to the rear of the kitchen is a downstairs w.c. On the first floor are the two bedrooms which are both good size and can both comfortably boast doubles, there is also the family bathroom.

The rear garden is of an impressive size and is mainly laid to lawn, the end of the garden is private and is the perfect place to unwind at the end of the day and also access to the parking. Additional benefits include gas central heating, double glazing and original features throughout.

Linden Road is located in Willesborough and gives easy access to the M20 along with the William Harvey hospital. The town centre, designer outlet and train station are also within walking distance.

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Total floor area 84.5 m<sup>2</sup> (910 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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**E [ashford@connells.co.uk](mailto:ashford@connells.co.uk)**

77 High Street  
 ASHFORD TN24 8SF

EPC Rating: D Council Tax  
 Band: B

**view this property online [connells.co.uk/Property/ASH408730](http://connells.co.uk/Property/ASH408730)**

Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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