Connells

Linden Road
Ashford

Linden Road
Ashford TN24 8BT

for sale guide price
£290,000

Property Description

Upon entering the property, the accommodation begins with a welcoming lounge positioned to the front, featuring an attractive bay window that floods the space with natural light. To the rear of the property is a spacious open-plan kitchen/diner, perfect for both everyday living and entertaining. The kitchen is well-equipped and boasts a central island, providing additional workspace and a sociable focal point.

The ground floor also benefits from a well-appointed bathroom, comprising a panelled bath and a separate shower, offering both convenience and flexibility. To the rear, a conservatory provides extra living space and enjoys views over the garden.

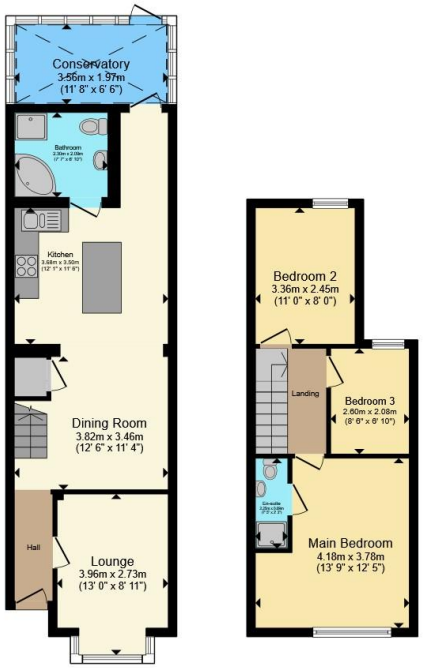
Upstairs, the property offers three bedrooms, including a generous principal bedroom which benefits from a private en-suite, adding a touch of luxury and practicality. The remaining bedrooms are well-proportioned and suitable for a variety of uses, including guest accommodation, home office space, or children's rooms.

Externally, the rear garden has been designed with low maintenance in mind, featuring artificial grass, making it ideal for year-round use. To the rear of the property, there is off-road parking for two vehicles, a highly desirable feature in this location.

Agents Note

We have been unable to verify if either planning permission or building regulation certification has been provided for the previous work undertaken. We ask that you make enquiries yourself and seek guidance from your conveyancer.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



Ground Floor **First Floor**

Total floor area 91.0 m² (979 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

Connells

To view this property please contact Connells on

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77 High Street
ASHFORD TN24 8SF

EPC Rating: C

Council Tax Band: B

view this property online connells.co.uk/Property/ASH408682

Tenure: Freehold

The Property Ombudsman

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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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