



84 Linden Road, Ashford

Guide Price **£375,000**

Skippers

84 Linden Road

Ashford, Ashford

A beautifully presented, modernised and extended three-bedroom semi-detached house, located within close walking distance to the Town Centre & International Station, enjoying off-street parking, generous rooms throughout and period features. Council Tax band: C

Tenure: Freehold

- Guide Price £375,000 - £395,000
- Extended 3-bedroom semi-detached house
- Beautiful open-plan modern kitchen/dining/family space with bi-folding doors to the garden
- 3 double bedrooms
- Stylish bay-fronted living room with built-in storage and shelving
- Period features throughout including decorative feature fireplaces
- Potential to add a downstairs Cloakroom/WC (plumbing already in place)
- Modern bathroom featuring a large walk-in shower and free-standing bath
- Summerhouse in garden - perfect as a Home Office or Gym
- Driveway parking to the front and further space to park two cars to the bottom of the rear garden
- Sought after location within walking distance to the International Station, Town Centre, a choice of local schools and William Harvey Hospital



Entrance

Composite door to the side, stairs leading to first-floor and laminate wood flooring.

Living Room

13' 10" x 13' 0" (4.22m x 3.96m)

Bay window to the front with fitted plantation shutters, feature decorative fireplace with open fire, custom built recess cupboards and shelving, radiator and laminate wood flooring.

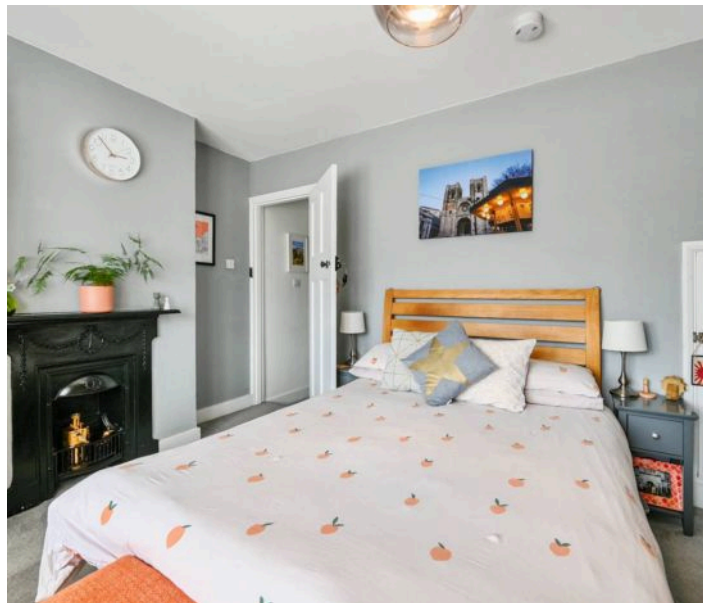
Kitchen / Dining / Reception Room

28' 4" x 13' 6" (8.64m x 4.11m)

Open-plan living space with flowing laminate wood flooring throughout, decorative feature fireplace, radiator, with bi-folding doors leading to the garden, window to the side and roof lantern. Under-stairs cupboard with plumbing in place for a downstairs cloakroom. Modern kitchen featuring a range of base, tall, drawer and island units, with Quartz worksurface over, Belfast sinks, mixer tap with instant boiling water and filtered cold water, pull-out bin and pantry larder, fitted appliances including a Rangemaster Espirit Induction Cooker (featuring 6-zone induction hob, 2 fan assisted ovens, grill and dedicated slow cooker oven), washing machine, wine cooler and fridge/freezer.

First Floor Landing

Doors to each room, stairs leading to the second floor, radiator and fitted carpet to the stairs and landing.





Bedroom 1

13' 5" x 10' 4" (4.09m x 3.15m)

Window to the front with fitted Plantation shutters, decorative feature fireplace, under-stairs storage cupboard, radiator and fitted carpet.

Bedroom 2

9' 3" x 8' 9" (2.82m x 2.67m)

Window to the rear, radiator and fitted carpet.

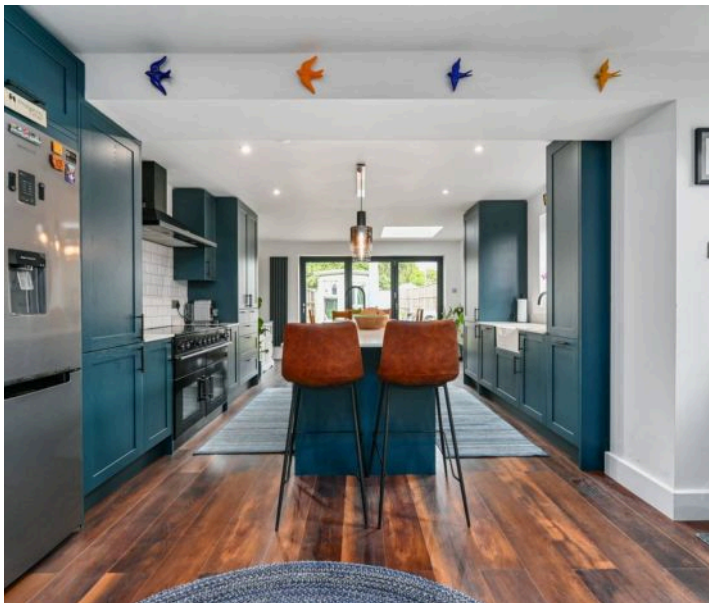
Bathroom

Modern bathroom featuring a large rectangular wall-in shower with thermostatic shower, bath with mixer tap and hand shower attachment, WC, wash basin, extractor fan, towel radiator, illuminating mirror, half height wall tiling (fully tiled to the shower enclosure) and laminate wood flooring. Window to the rear.

Second Floor/Bedroom 3

19' 9" x 11' 3" (6.02m x 3.43m)

Dual aspect with windows to the rear and Velux roof window to the front, over-stairs storage cupboard and under-floor heated laminate wood flooring.



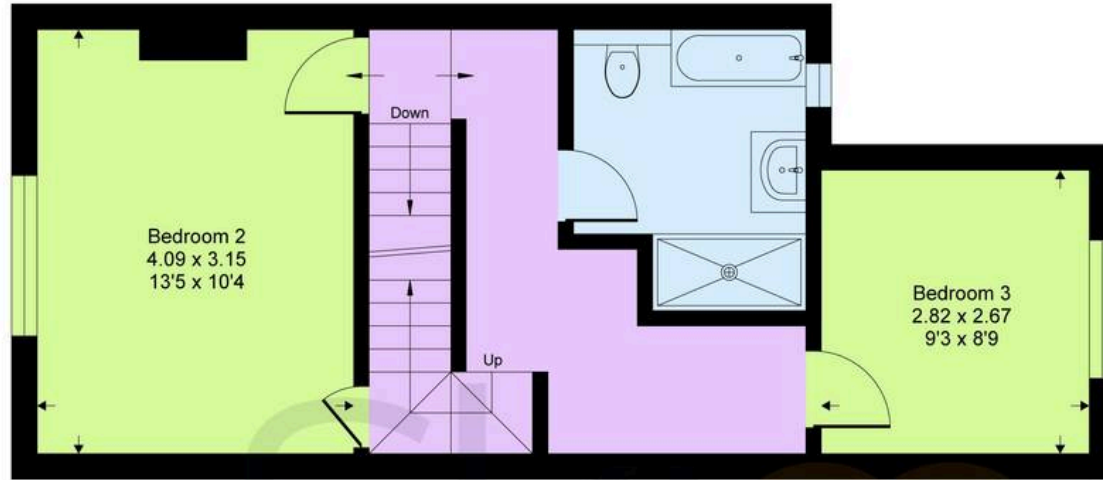




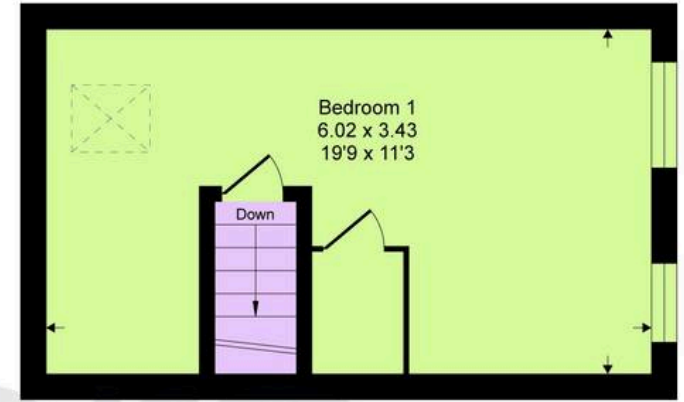


Linden Road, TN24

Approximate Gross Internal Area = 116.5 sq m / 1255 sq ft



First Floor



Second Floor



Ground Floor

IN

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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