



**Lindene Canterbury Road, Etchinghill - CT18 8DF**

Guide Price **£745,000**



Approximate Gross Internal Area (Excluding Garage & Outbuildings) = 107 sq m / 1147 sq ft

Garage = 14 sq m / 152 sq ft

Outbuildings = 49 sq m / 528 sq ft



Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.

Not to scale. Outbuildings are not shown in actual location.

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## Lindene Canterbury Road

Etchinghill, Folkestone

Located in the sought-after village of Etchinghill, this fully refurbished three-bedroom detached bungalow blends modern style with country charm. Recently modernised throughout, it is ready to move straight into. The heart of the home is a newly fitted kitchen, designed for both practicality and style, while the spacious living room features a cosy log burner, creating a warm and inviting space. Three well-proportioned bedrooms provide flexibility for family, guests, or a home office. Outside, the property boasts an exceptionally large garden with a versatile garden room, perfect as a studio or office, plus a separate shed for storage.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



















## Laing Bennett

Laing Bennett Ltd, The Estate Office, 8 Station Road – CT18 8HP

01303 863393 • [info@laingbennett.co.uk](mailto:info@laingbennett.co.uk) • [www.laingbennett.co.uk/](http://www.laingbennett.co.uk/)

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