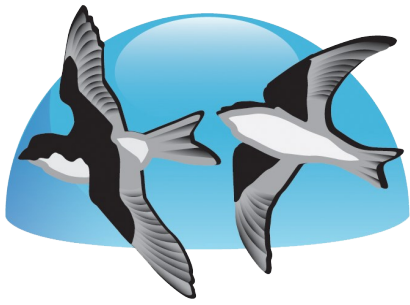




# MARTINS ESTATES

SALES AND LETTINGS

Martins Estates Sales And Lettings High Street  
Ashford  
Kent  
TN24 8SF

**Tel:** 01233610444



**37 Upper Denmark Road, Ashford, Kent TN23 7TZ**

**£1,100 Per Month**

Welcome to Upper Denmark Road, Ashford - a charming property that is sure to capture your heart! This delightful house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two cosy bedrooms, you'll have plenty of space to unwind and recharge.

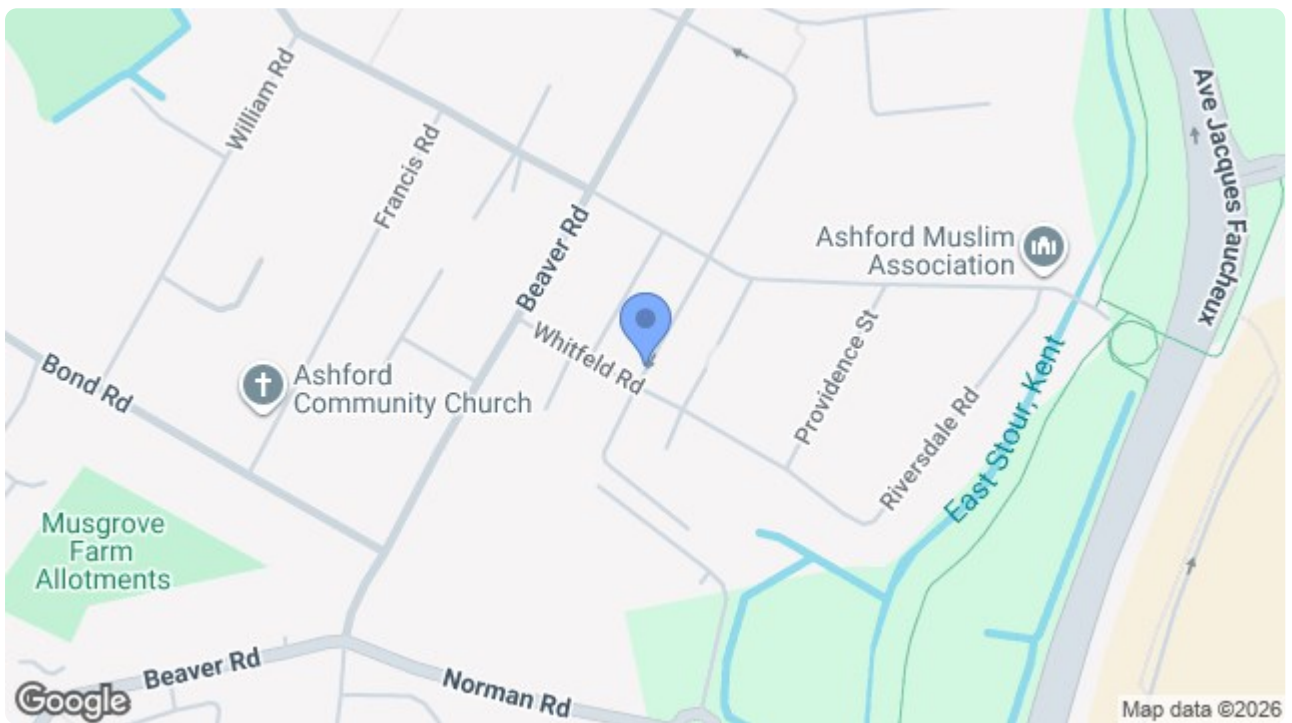
Situated close to the International Station, this home offers convenience for those who love to travel or commute. The property is well presented throughout, ensuring a warm and inviting atmosphere from the moment you step inside. The lounge and separate dining room provide versatile spaces for both formal dinners and casual gatherings.

The two double bedrooms offer comfort and privacy, while the gas central heating keeps the entire house warm and cosy during the colder months. This property has the potential to fulfil your needs and more.

Don't miss out on the chance to make this house your home - schedule a viewing today and experience the magic of Upper Denmark Road for yourself!

Available Mid September

**37 Upper Denmark Road, Ashford, Kent TN23 7TZ**



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             |         | 72        |
|                                             | 42      |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 |         | 66        |
|                                                                 | 36      |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |

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