

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ndhcom 2024. Produced for Simon Miller & Company. REF: 111575



New Road, Headcorn, Ashford, TN27

Approximate Area = 1245 sq ft / 115.6 sq m
 Garage = 216 sq ft / 20 sq m
 Total = 1461 sq ft / 135.6 sq m

For identification only - Not to scale

Green Ash New Road, Ashford, TN27 9SE

Price Guide £450,000
EPC RATING: D





GUIDE PRICE £450,000 - £475,000

Coming to the market for the very first time, is this extended, semi detached family home. Located in this prestigious, private road, in the heart of the village, the property is in need of some updating and offers three bedrooms and family bathroom upstairs, whilst downstairs, the hallway with ground floor cloakroom leads to a spacious lounge with doors leading into the dining room, with breakfast room beside leading to the kitchen and utility lobby beyond. The property also benefits from being offered Chain Free.

Outside, the property offers off street parking beside the house for two/three cars, leading to the detached, double length garage, with personal door to the 80' westerly facing gardens, mainly laid to lawn, with paved area to the rear, shed and greenhouse.

We understand there is an agreement to pay £25 per annum to the Residents Management Company for the upkeep and maintenance of this private road.

MATERIAL INFORMATION

Freehold
Council Tax Band E
EPC Report D



• GUIDE PRICE £450,000 - £475,000 • First Time on the Market • Chain Free Family Home • Private Road in the Heart of the Village • Three Bedrooms • Spacious Lounge • Dining Room, Kitchen and Breakfast Room • Detached Double Length Garage & Off Road Parking • Downstairs Cloakroom • 80' Westerly Facing Gardens

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

11, COLMAN HOUSE, MAIDSTONE, KENT, ME14 1DJ | 01622 691255 | MAIDSTONESALES@SIMONMILLER.CO.UK