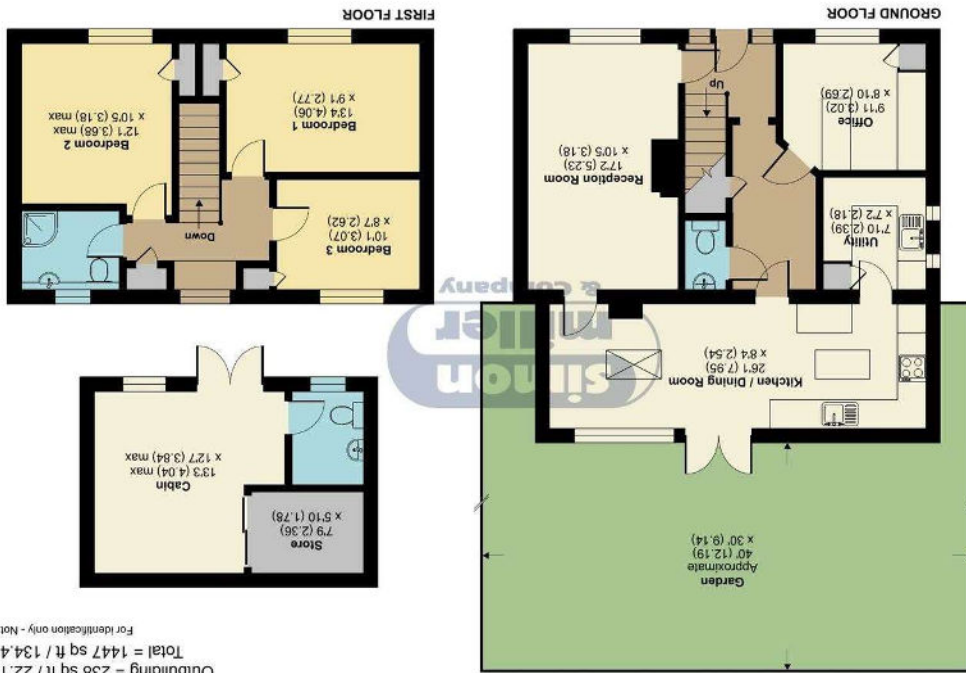


RICS
Certified
Property
Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © prodhcom 2024.
Produced for Simon Miller & Company. REF: 172180



Approximate Area = 1209 sq ft / 112.3 sq m
 Outbuilding = 238 sq ft / 22.1 sq m
 Total = 1447 sq ft / 134.4 sq m

Greenside, High Halden, Ashford, TN26

For identification only - Not to scale



4 Greenside, High Halden, TN26 3LT

Price Guide £375,000
 EPC RATING: C





GUIDE PRICE £375,000 - £385,000

Located in this quiet residential turning in the heart of this popular village, is this beautifully presented, extended family home. Offering spacious lounge, office/family room and quality fitted kitchen/dining room with feature skylights leading to a separate utility room and downstairs cloakroom, whilst upstairs, there are three bedrooms, family shower room and access to the fully boarded loft area.

Outside, the driveway provides parking for two cars to the front, with gated side access to the low maintenance rear garden with large paved terrace with artificial grassed area and hedge screen to side leading to the spacious detached garden cabin, with ample storage and additional guest cloakroom.

The village of High Halden features a popular pub, The Chequers and convenience store located opposite the village green, as well as a well regarded Church of England Primary School. It is within easy reach of the larger town of Tenterden by bus or car which offers a wide range of shops, including Tesco and Waitrose and many independent cafes, pubs and restaurants.

MATERIAL INFORMATION

Freehold
Council Tax Band **C**
EPC Report **C**



• GUIDE PRICE £375,000 - £385,000 • Beautifully Presented Extended Family Home • Kitchen/Dining Room • Lounge and Office/Family Room • Utility Room and Downstairs Cloakroom • Off Street Parking for Two Cars • Quiet Turning Close to The Village Green • Low Maintenance Rear Gardens • Spacious Garden

Cabin with Cloakroom

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.

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