

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: 1190863



Approximate Area = 1064 sq ft / 98.8 sq m
For identification only - Not to scale

Locks Yard, Headcorn, Ashford, TN27

11 Locks Yard, Ashford, TN27 9AD

Offers In Excess Of £375,000

EPC RATING: C





Located in this quiet cul de sac, close to the centre of this village is this very well presented, semi-detached family home. Set out over three floors, the property offers spacious lounge with cloakroom beside and quality fitted kitchen/dining room, with doors to the rear gardens. A staircase from the entrance hall leads to the first floor, with two double bedrooms, served by the three piece family bathroom. A further staircase from the landing takes you straight into the top floor master bedroom suite, with fitted wardrobes and luxurious en-suite shower room. With block paved driveway for two cars and Electric Vehicle charging point beside the property, to the rear, the paved patio leads onto the rear garden, with paved patio area and mature flower and shrub borders.

This quiet cul de sac is located only a short stroll to the centre of the village, with its range of independent shops, pubs and restaurants, as well as Post Office, Costa Coffee and Sainsbury's Local supermarket. Headcorn mainline train station is only a 5 minute walk away, offering regular services into London Charing Cross and Cannon Street, with the larger town of Tenterden approximately 10 miles distant, with its greater range of shopping and leisure facilities.

MATERIAL INFORMATION

Freehold
Council Tax Band D
EPC Report C



- Semi Detached Family Home in Quiet Cul De Sac • Quality Fitted Kitchen/Dining Room • Spacious Lounge • Set Out Over Three Floors • En-Suite Shower Room and Family Bathroom • Ground Floor Cloakroom • Three Good Sized Bedrooms • Off Street Parking for Two Cars • Electric Vehicle Charging

Point • Secluded Rear 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