

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. REF: 1209215



Approximate Area = 1005 sq ft / 93.3 sq m
 Garage = 144 sq ft / 13.3 sq m
 Total = 1149 sq ft / 106.6 sq m
 For identification only - Not to scale

Brooklands, Headcorn, Ashford, TN27

Asking Price £350,000
 EPC RATING: D

17 Brooklands, Headcorn, TN27 9QS





This is a great opportunity to create your perfect family home in this this popular village location...

Located in this popular village cul de sac, this three bedroom family home offers well planned family accommodation set out over two floors. In need of modernisation, the property offers a generous entrance lobby leading to the dining room with kitchen beside and on to the spacious lounge overlooking the garden. Upstairs, there are three bedrooms and the family bathroom. The property benefits from being offered chain free.

The is potential subject to planning permission being obtainable to extend to the rear, into the garage or upwards to create further space.

With off street parking to the front and garage beside, to the rear, there is a south facing rear garden mainly laid to lawn with mature shrubs.

Located within close walking distance of the local primary school and the centre of the village, Headcorn offers a number of independent shops and restaurants, doctors surgery, library and playground as well as a Costa Coffee and Sainsbury's Local. There are good transport links, with mainline train station into London Charing Cross within walking distance, regular buses into both Maidstone Town Centre and Tenterden and the M20 motorway within easy reach by car.

MATERIAL INFORMATION

Freehold
Council Tax Band D
EPC Report D



- Three Bedroom Semi Detached Family Home • Chain Free • Quiet Cul De Sac Location • In Need Of Some Updating • Close To Centre Of The Village • Garage And Off Street Parking

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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