

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Simon Miller & Company. REF: 1207280



Approximate Area = 896 sq ft / 83.2 sq m  
 Garage = 128 sq ft / 11.9 sq m  
 Total = 1024 sq ft / 95.1 sq m  
 For identification only - Not to scale

**Chaplin Drive, Ashford, TN27**

**46 Chaplin Drive, Ashford, TN27 9TN**

**Guide Price £325,000**  
**EPC RATING: D**





Located in this quiet cul de sac within easy reach of the centre of the village is this semi-detached family home. The porch leads into a spacious reception hall/dining room, with lounge beyond and kitchen leading to a small conservatory addition to the rear and garden beyond. A turning staircase from the lounge leads to the first floor landing, with three bedrooms and a modern three piece shower room.

The west facing gardens offer lawn and mature shrubs, greenhouse and timber shed and benefit from an electric awning over the patio area. The property also benefits from a block paved driveway to the front and single garage, with up and over door.

Chaplin Drive is a popular, quiet turning, within easy reach of the centre of the village. With the nearby primary school, playground and mainline train station only a short walk away, this vibrant village offers a mix of shops, cafes and restaurants, two pubs, a popular bar as well as Sainsbury's Local & Costa Coffee. The larger town of Tenterden is within easy reach by bus or car, with its greater range of shopping and leisure facilities.

### MATERIAL INFORMATION

**Freehold**  
**Council Tax Band D**  
**EPC Report D**



• **GUIDE PRICE £325,000 - £350,000** • **Semi Detached Family home** • **Three Bedrooms** • **Lounge And Dining Room** • **West Facing Gardens** • **Modern Three Piece Shower Room** • **Garage And Own Driveway** • **Village Cul De Sac Location**

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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