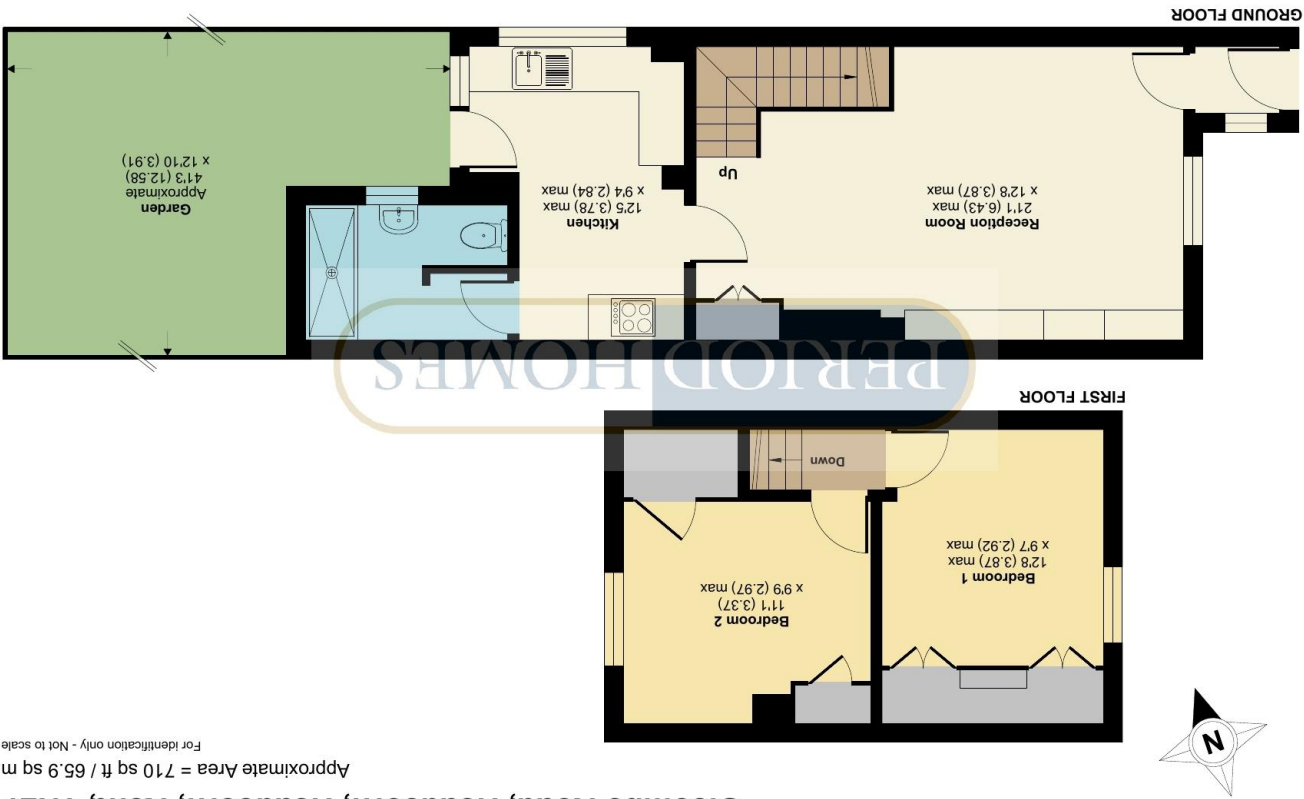


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecm 2025. Produced for Carter Jonas. REF: 1298768



2 Ulcombe Road, Headcorn, Ashford, Kent, TN27 9QR

OFFERS IN REGION OF: £325,000

EPC RATING: D





Offered chain free, this attractive semi detached cottage has been lovingly updated by the current owner to offer a wonderful, cosy home, with a character feel combined with all modern convenience. A low fence and gate takes you along a paved path with mature rose garden beside to the front porch, which provides a useful cloaks area and leads onto the open plan lounge/dining room, with feature woodburning stove with brick surround, wood flooring and built in cabinetry which in turn leads to the cleverly designed kitchen with a range of units, part glazed stable door to the garden and the lantern roof providing a bright and spacious feel. A door from here leads to the luxurious fully tiled shower room, which offers a large walk in shower and also houses the gas fired boiler. A staircase from the lounge leads to the first floor landing and the two double bedrooms, with the main bedroom to the front offering a range of attractive built in cupboards.

Outside, the mature secluded garden offers a paved patio with utility storage shed beside with plumbing for the washing machine and has steps up to the main garden, with flower and shrub beds and further timber storage shed to the rear.

Located almost in the heart of the village, the cottage is within close walking distance of a wide range of independent shops and cafes, as well as Sainsburys' Local and Costa Coffee. With various country walks on your doorstep, for the commuter, Headcorn offers a mainline train station with regular services into London.

MATERIAL INFORMATION

**Freehold
Council Tax Band: C
EPC Report: D
Broadband: Copper & Fibre**



- BEAUTIFUL CHARACTER COTTAGE**
- LOCATED IN THE HEART OF THE VILLAGE**
- TWO DOUBLE BEDROOMS**

- OFFERED CHAIN FREE**
- BEAUTIFULLY PRESENTED THROUGHOUT**
- MATURE SECLUDED GARDEN TO THE REAR**

JB2138 190525PH

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

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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