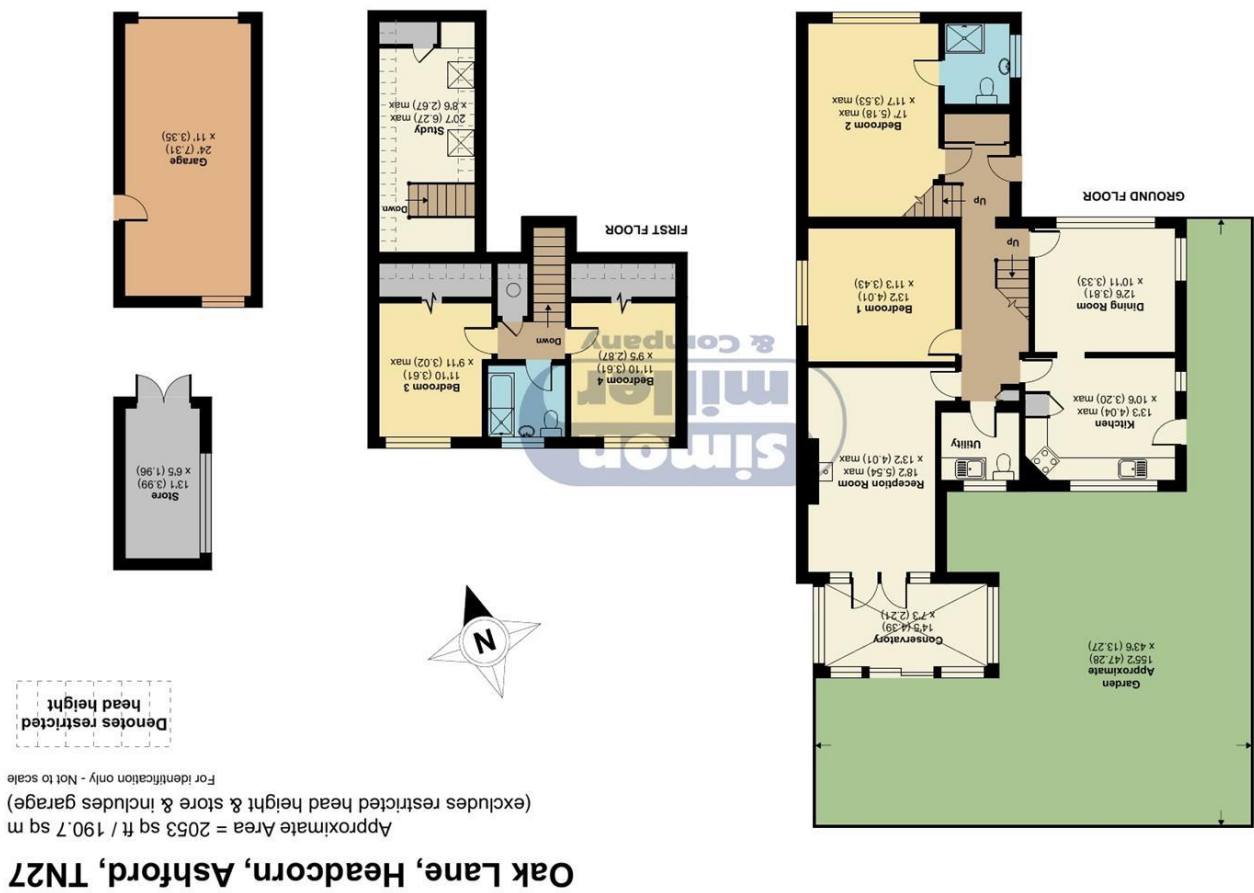


Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecm 2025.
Produced for Simon Miller & Company. REF: 502401



54 Oak Lane, Headcorn, Kent, TN27 9TG

OFFERS IN REGION OF: £625,000
EPC RATING: D





Located in one of Headcorn's most popular roads is this deceptive, detached chalet style home. With generous ground floor accommodation, including two reception rooms, conservatory and spacious kitchen, the ground floor also offers two bedrooms, one with en-suite wet room, and utility/cloakroom whilst upstairs, there are two further double bedrooms and a three piece family bathroom. The property also benefits from a unique study area, which is accessed from a separate staircase off the hallway. Outside, there is a large gated drive, providing ample off road parking with lawned area beside. Further gates beside lead to the rear, with the 24' detached single garage and the 155' south facing gardens, mainly laid to lawn, with mature trees and various flower and shrub beds. Oak Lane is a quiet residential road, only a short walk from the local primary school, playground and Doctors surgery and for the commuter, it is an easy stroll to the mainline train station, with regular services into London Charing Cross. The village itself offers a mix of local shops and restaurants, public houses and as well as Costa Coffee and Sainsbury's Local. The larger town of Tenterden is only a short drive or bus ride away, with its wider range of shopping and leisure facilities.

MATERIAL INFORMATION

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



- **SPACIOUS DETACHED CHALET STYLE FAMILY HOME**
- **CENTRAL VILLAGE LOCATION**
- **MATURE 155' SOUTH FACING GARDENS**

- **FOUR DOUBLE BEDROOMS**
- **GROUND FLOOR BEDROOM WITH EN-SUITE WETROOM**
- **AMPLE OFF STREET PARKING AND LARGE DETACHED GARAGE**

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.

777-779 LONDON ROAD, LARKFIELD, AYLESFORD, KENT, ME20 6DE | 01732 875 706 | LARKFIELDSALES@SIMONMILLER.CO.UK

JB1324070525HE
MR0856/180615/050815/051015LE