



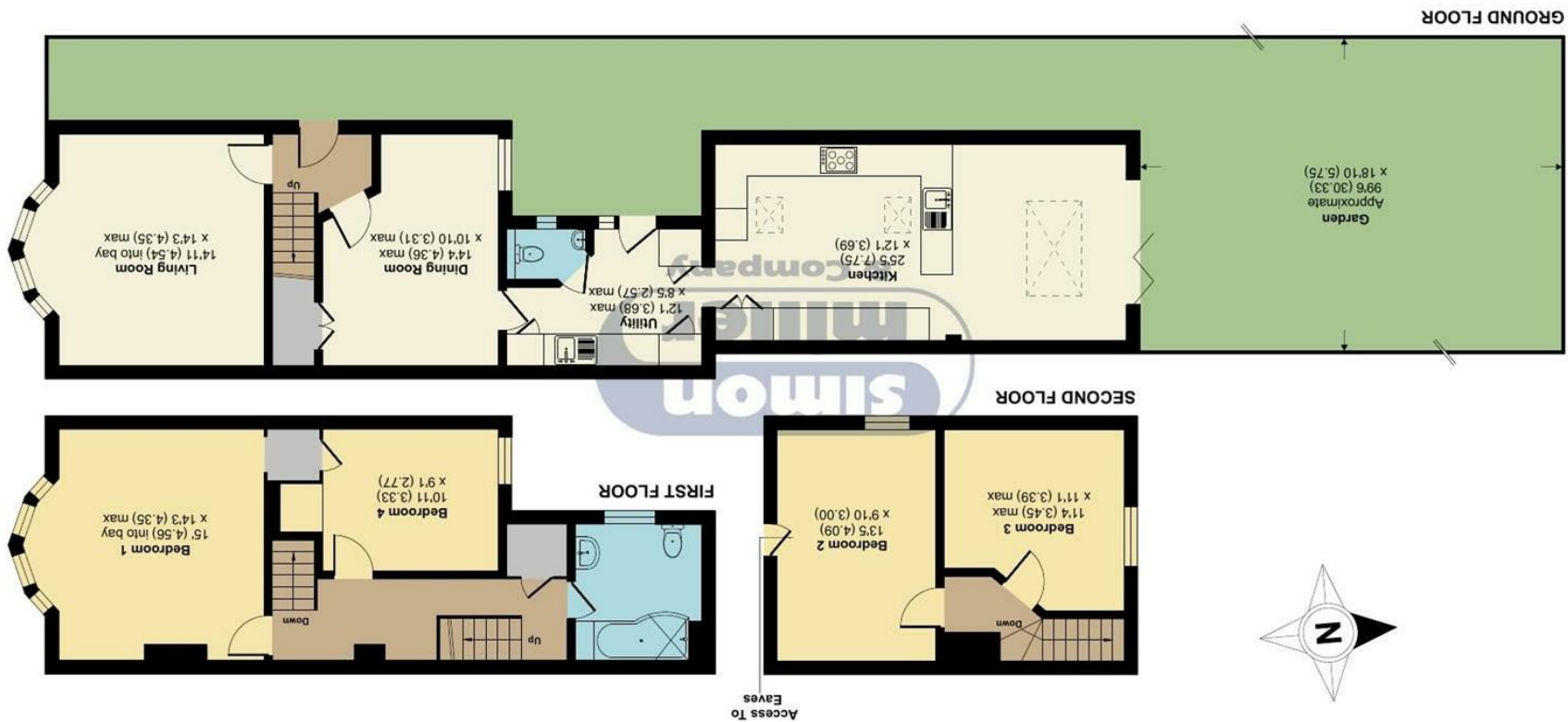
47 Station Road, Ashford, TN27 9SB

Offers Over £475,000
EPC RATING: F

Station Road, Headcorn, Ashford, TN27

Approximate Area = 1632 sq ft / 151.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Simon Miller & Company. REF: 1324508

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





Located only moments from the centre of the village is this very well presented four bedroom family home. Set out over three floors, downstairs, the property offers lounge and separate dining room leading to a utility and cloak room beyond and to the rear, a quality fitted kitchen / family room, with skylight and feature bifold doors to the rear.

The first floor offers two good sized bedrooms and a luxurious family bathroom, with a staircase from the landing leading to the second floor, and the two further bedrooms.

Outside, there is a paved driveway providing off street parking to the front, with a shared right of way beside leading to the rear garden. Mature gardens offer a generous patio area, lawns and further paved patio to the rear with timber shed beside.

This popular village offers a range of local shops and restaurants, Sainsbury's Local and Costa Coffee and is also moments away from the MAINLINE TRAIN STATION with regular services into London Charing Cross. With a popular primary school, playing fields with children's' playground and Doctor's surgery within easy walking distance, 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 F



- Very Well Presented Family Home • Four Bedrooms • Two Reception Rooms • Luxurious Extended Kitchen / Family Room • Utility Room and Downstairs Cloakroom • Large Mature Gardens • Off Street Parking • Central Village 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.

11, COLMAN HOUSE, MAIDSTONE, KENT, ME14 1DJ | 01622 691255 | MAIDSTONESALES@SIMONMILLER.CO.UK