

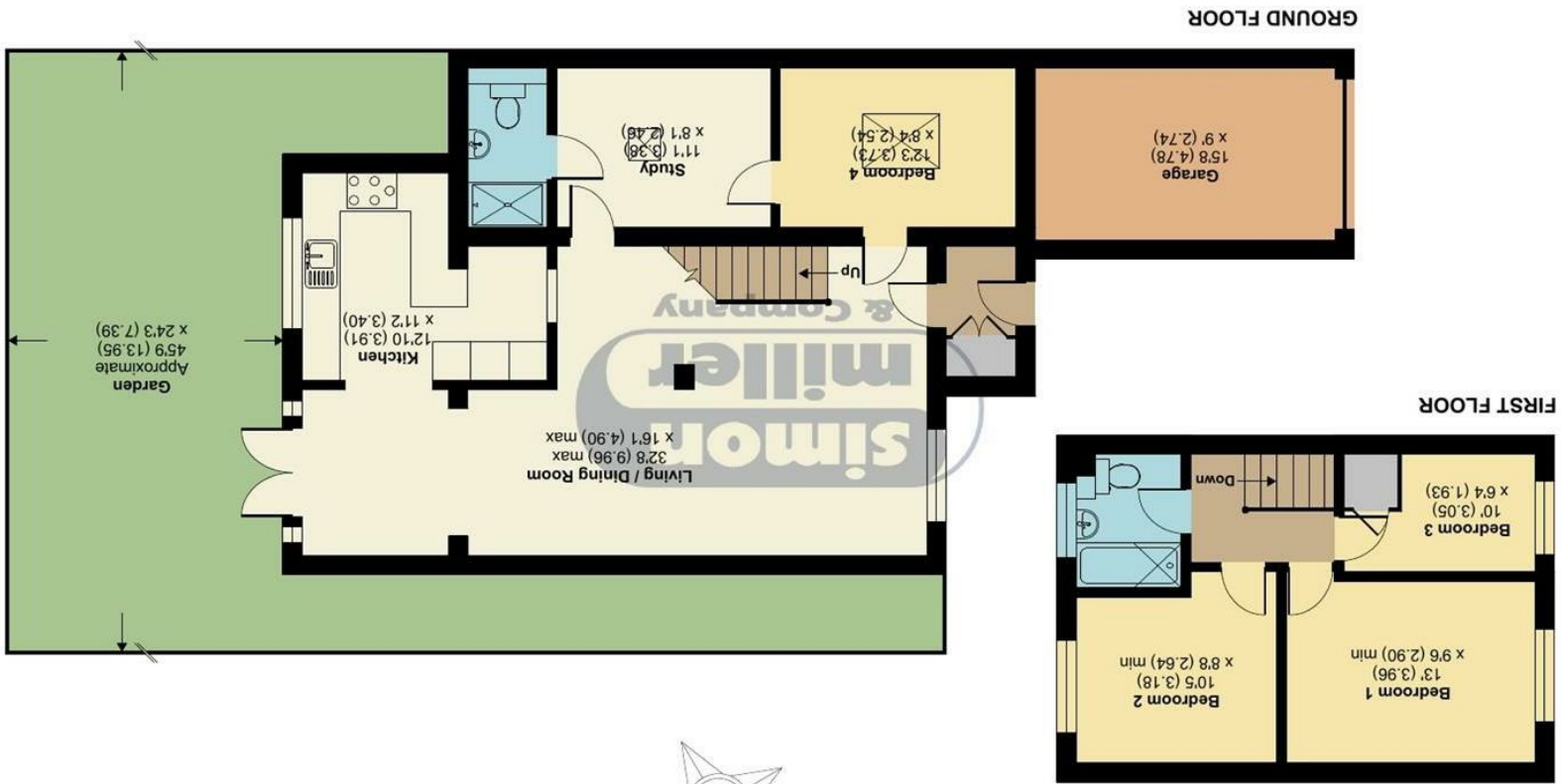


20 Knaves Acre, Ashford, TN27 9TJ

Price Guide £450,000
EPC RATING: D

Knaves Acre, Headcorn, Ashford, TN27

Approximate Area = 1249 sq ft / 116 sq m
Garage= 141 sq ft / 13.1 sq m
Total = 1390 sq ft / 129.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. © ncthem 2025. Produced for Simon Miller & Company. REF: 1316465

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Located in a quiet corner of this popular road is this deceptive, detached family home. Offering generous ground floor accommodation, including a 32' lounge/dining room, the property has been extended to provide a ground floor fourth bedroom skylight and separate shower room leading from the study/sitting room, providing an ideal ground floor annexe, with the garage in front offering further potential. Upstairs, the property offers three further bedrooms and family bathroom suite.

Outside, a block paved driveway to the front provides parking for three cars, leading to the single garage with up and over door, with a 45' rear garden offering paved patio and lawned and access beside leading to the front.

The village of Headcorn offers a mix of independent shops and restaurants, post office and Sainsbury's Local as well as a popular Primary School and playground, all within close walking distance. Commuters are well served by the mainline train station offering regular services into London Charing Cross, with the larger town of Tenterden approximately 10 miles distant, easily accessible by regular bus services or car, offering a wide range of shopping and leisure facilities.

MATERIAL INFORMATION

Freehold
Council Tax Band E
EPC Report D



• GUIDE PRICE £450,000 - £475,000 • Detached Family Home • Ground Floor Annexe & Shower Room • 32' Lounge/Dining Room • Kitchen/Breakfast Room • Village Cul De Sac Location • Garage and Own Drive

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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