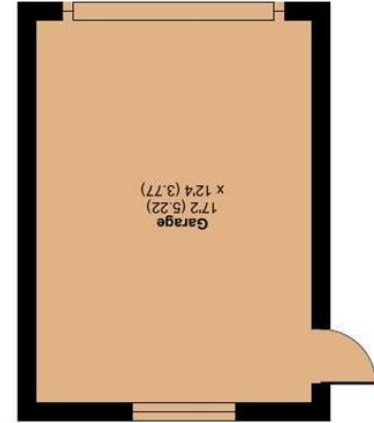
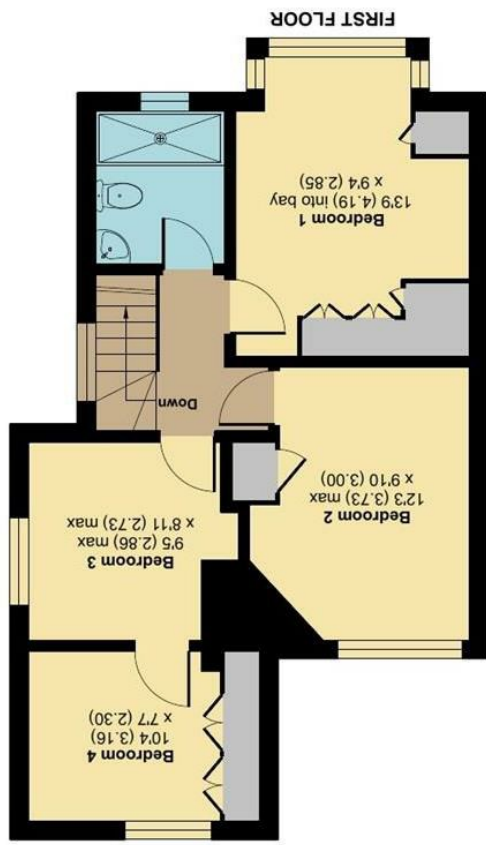


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. © ncthecom 2025. Produced for Simon Miller & Company. REF: 134 1430



Approximate Area = 1037 sq ft / 96.3 sq m  
Garage = 212 sq ft / 19.6 sq m  
Total = 1249 sq ft / 115.9 sq m  
For identification only - Not to scale

Ulcombe Road, Headcorn, Ashford, TN27

Sunnydene Ulcombe Road, Headcorn, TN27 9QR

Offers Over £450,000  
EPC RATING: D





Located in one of Headcorn's most popular roads is this extended, 1930's semi detached three/four bedroom family home, coming to the market for the first time in over 30 years. Presented in very good condition throughout, the property offers a bright and airy quality fitted kitchen/breakfast room, a spacious dual aspect lounge / dining room with feature open fireplace and cloakroom to the ground floor, whilst upstairs, there are three good sized bedrooms served by a modern family shower room, with a fourth bedroom/dressing room leading from the 3rd bedroom.

Outside, there is a gravel driveway for 3-4 cars to the front, with large detached garage beside and gated access between leading to the mature rear gardens, with large paved patio, lawn area and mature flower and shrub borders.

Located within close walking distance of the centre of the village, Headcorn offers a mix of local shops, cafes and pubs, as well a well regarded Primary School, nearby playground and two village halls, with the commuter well catered for, with mainline train services offering regular services into London Charing Cross and easy access to the M20 motorway. The larger town of Tenterden is within easy reach by bus or car, offering a greater range of shopping and leisure facilities.

### MATERIAL INFORMATION

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



• Spacious Semi-Detached Family Home • Popular Central Village Location • Very well Presented Throughout • Three/Four Bedrooms • Spacious Lounge/Dining Room • Modern Fitted Kitchen/Breakfast Room • Downstairs Cloakroom and Modern Family Shower Room • Detached Garage and Off Street Parking

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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