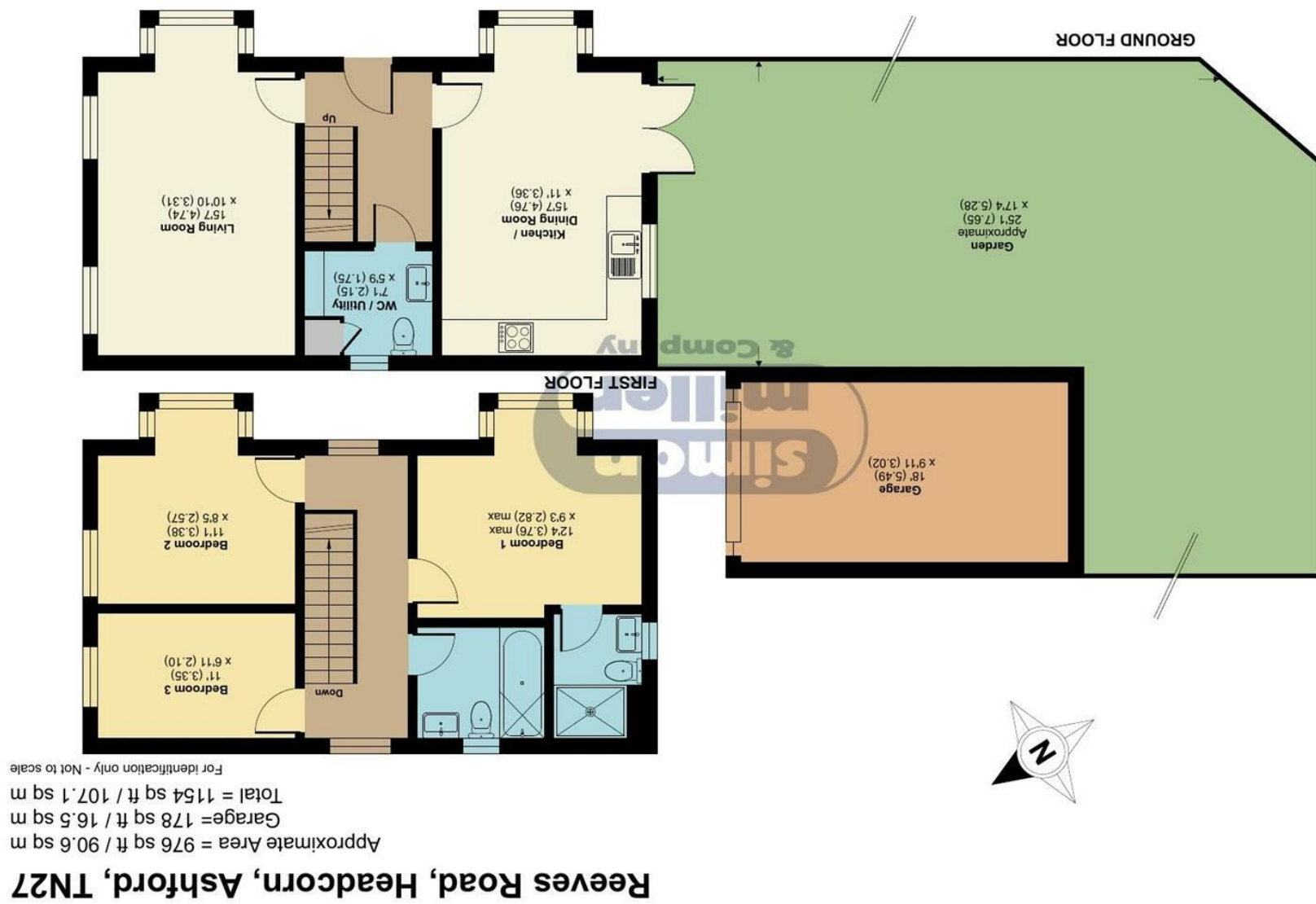


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. REF: 1218508
Produced for Simon Miller & Company.



2 Reeves Road, Ashford, TN27 9BS

Guide Price £425,000
EPC RATING: B





Presented in exceptional condition throughout, this attractive double fronted, detached home is located in this popular, modern development a short distance from the centre of the village. The generous hallway leads to the dual aspect lounge offering a feature modern dual fuel woodburner, a downstairs cloakroom with utility area and quality fitted kitchen/dining room with doors from here to the garden. Upstairs, the generous landing leads to the luxurious family bathroom and the three good sized bedrooms, the master with en-suite shower room. Outside, there is a low maintenance westerly facing paved garden, with a personal door into the detached single garage, with up and over door and parking for two cars in tandem.

Located within walking distance of the village, Headcorn offers a wide range of independent shops, pubs and cafes as well as Sainsbury's Local and Costa Coffee. With a Post Office, popular Primary School and Doctors surgery the village also benefits from a mainline train station with regular services into London Charing Cross and the village green with two village halls offering a range of activities. The County Town of Maidstone is also within easy reach by bus or car, with its greater range of shopping, leisure and transport facilities.

MATERIAL INFORMATION

Freehold
Council Tax Band E
EPC Report B



• GUIDE PRICE £425,000 - £450,000 • Beautifully Presented Double Fronted Detached Home • Dual Aspect Lounge with Feature Woodburning Stove • Utility /Cloakroom • Three Good Sized Bedrooms • En-Suite and Family Bathroom • Secluded Paved Westerly Facing Garden • Single Garage and Parking for Two Cars in Tandem • Walking Distance of Village Centre • Remainder of NHBC Guarantee

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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