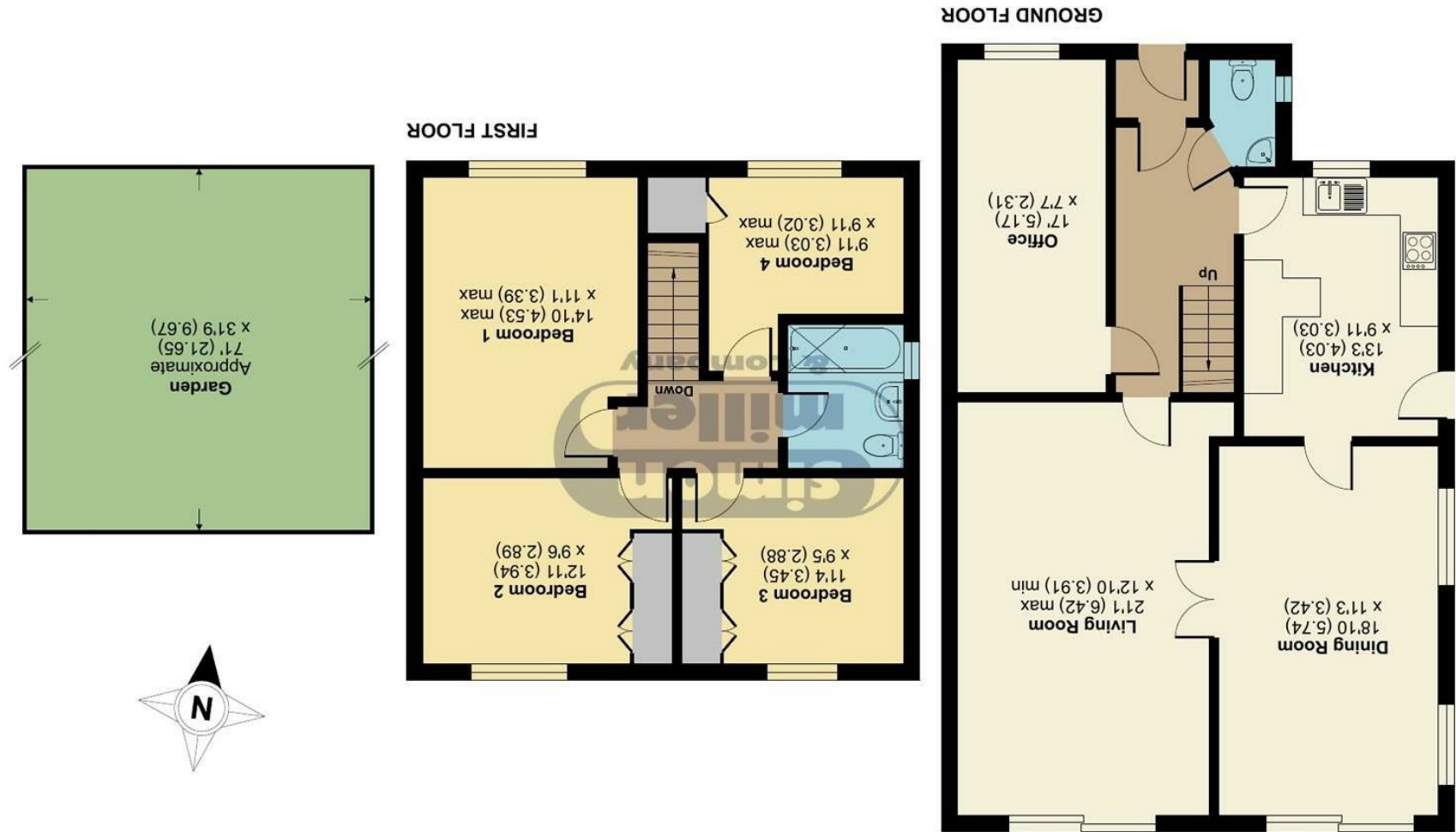




Approximate Area = 1505 sq ft / 139.8 sq m
For identification only - Not to scale

78 Knaves Acre, Ashford, TN27 9TJ

Offers Over £425,000
EPC RATING: C





Offered chain free, this extended, detached family home is located in this quiet cul de sac, within close walking distance of the centre of the village. With generous living space, including two large reception rooms, separate office, quality modern fitted kitchen and downstairs cloakroom, upstairs, the property benefits from four good sized bedrooms and a three piece family bathroom.

Outside, there is a driveway for two cars to the front, and to the rear, a 70' southerly facing garden with decking and lawned areas, large timber shed and mature flower and shrub borders.

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, as well as two village halls offering a wide range of social clubs and events. Commuters are well served by the mainline train station a short walk away offering regular services into London Charing Cross, with the County Town of Maidstone approximately 10 miles distant, easily accessible by regular bus services or car.

MATERIAL INFORMATION

Freehold
Council Tax Band
EPC Report **C**



• Offered Chain Free • Extended Detached Family Home • Four Bedrooms • Modern Fitted Kitchen • Spacious Lounge and Dining Room • Separate Office • Family Bathroom • 70' Southerly Facing Garden • Quiet Village Cul de Sac Location, Close Walking Distance To Mainline Train Station • Off Street Parking for Two Cars

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