



39 Kings Road, Ashford, TN27 9QP

Guide Price £375,000
EPC RATING: D

Kings Road, Headcorn, Ashford, TN27

Approximate Area = 939 sq ft / 87.2 sq m
Outbuilding = 67 sq ft / 6.2 sq m
Total = 1006 sq ft / 93.4 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: 1387516

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





Located in this popular road, within easy walking distance of the centre of the village, is this deceptive, beautifully presented VICTORIAN cottage. You enter a bright entrance hall, which leads to the lounge to your right and the generous dining room beyond, with doors to the garden and on to the kitchen to the rear, which offers a door leading to the garden and a further door providing additional access to the front of the property. A door at the rear of the kitchen leads to the useful, downstairs cloakroom. A turning staircase from the hallway leads to the first floor landing, with the quality fitted three piece bathroom to the rear and the two double bedrooms, the main with a dressing area beside. Outside, the property offers a driveway for one car to the front, with lawn and mature shrubs beside enclosed by a pretty picket fence and to the rear, a 70' lawned garden with paved patio area and timber shed.

The village of Headcorn offers an eclectic mix of local shops, cafe's and restaurants, a Sainsbury's Local and Costa Coffee as well as a well regarded Primary School and two village halls. Commuters are well served by a mainline train station within easy reach, offering regular services into London Charing Cross, with good road and bus links into both Maidstone and Tenterden, with their larger shopping and leisure facilities.

MATERIAL INFORMATION

Freehold
Council Tax Band C
EPC Report D



• GUIDE PRICE £375,000 - £385,000 • Deceptive VICTORIAN Cottage • Two DOUBLE Bedrooms • Two Reception Rooms • Off Street Parking • Mature Secluded Gardens • Four Piece Bathroom & Downstairs Cloakroom • Very Well Presented Throughout • Mature 70' Garden • Close to the Centre of the Village

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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