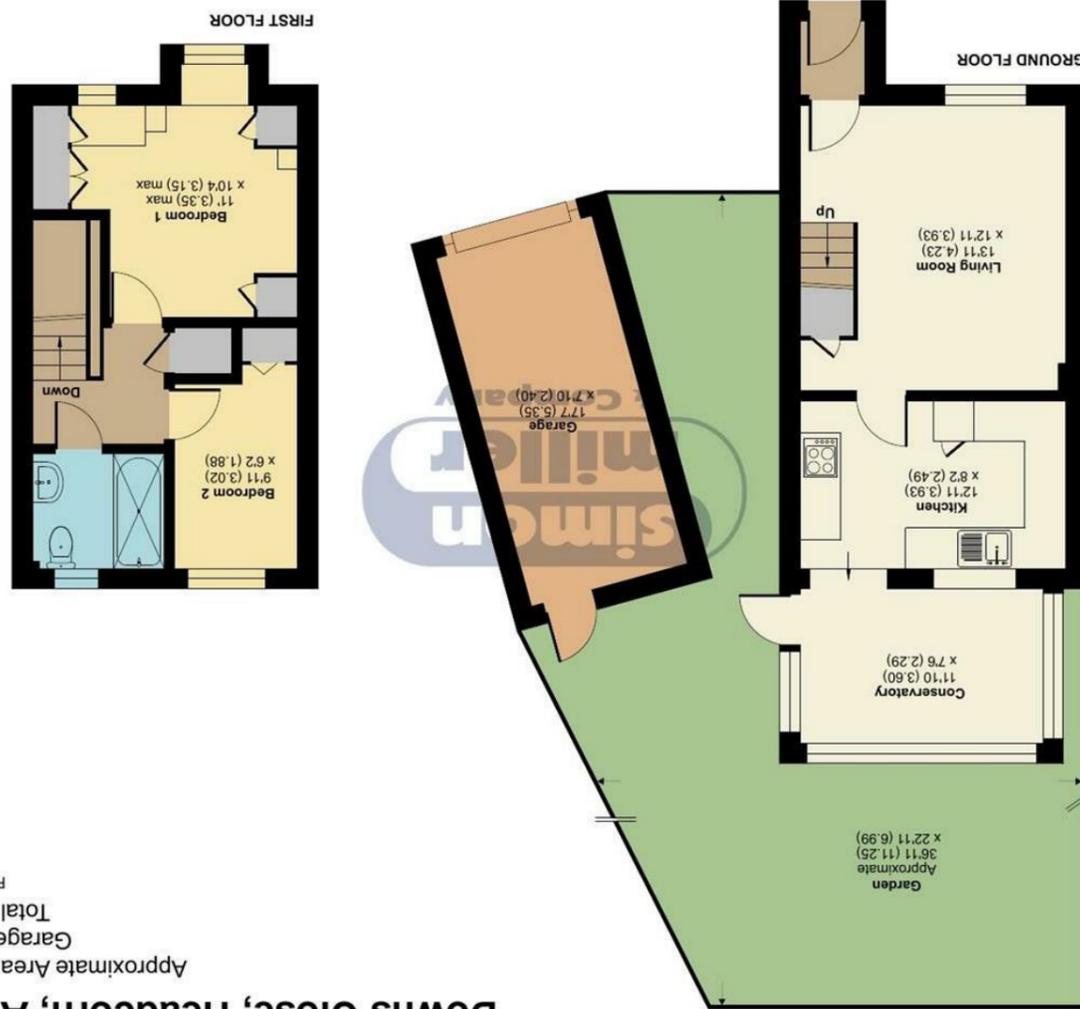


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, © nchecom 2026. Produced for Simon Miller & Company. REF: 1414956



Approximate Area = 701 sq ft / 65.1 sq m  
 Garage = 138 sq ft / 12.8 sq m  
 Total = 839 sq ft / 77.9 sq m  
 For identification only - Not to scale

**Downs Close, Headcorn, Ashford, TN27**

**3 Downs Close, TN27 9UG**

**Offers Over £300,000**  
**EPC RATING: C**





Ideal for First Time Buyers, downsizers, or Investors alike, this two bedroom semi detached home is located in this popular cul de sac, within easy reach of the centre of the village. The property offers a lounge, generous kitchen and conservatory/dining room addition to the rear, upstairs, the two bedrooms are served by a luxurious three piece shower room with walk in shower.

A paved pathway leads to the front door with gravel beds to both sides, with the garage beside offering parking for one car in front, with an up and over door and personal door to the rear garden. Here, the garden is mainly laid to lawn, with mature shrub borders.

Downs Close is a popular cul de sac, only a short level walk to both the mainline train station with regular services into London Charing Cross and Cannon Street. Headcorn High Street offers a mix of local shops and cafes, Sainsbury's Local, Costa Coffee and popular pubs, The White Horse, The George and Tap Room. With a modern doctor's surgery close by, the well regarded Headcorn Primary School and children's playground are also only a short walk away. The larger town of Tenterden is within easy reach, by bus or car, with its greater range of shopping and leisure facilities.

### MATERIAL INFORMATION

**Freehold**  
**Council Tax Band C**  
**EPC Report C**



- Semi Detached Two Bedroom Home • Ideal First Time Buy or Investment Opportunity • Lounge and Modern Fitted Kitchen • Conservatory/Dining Room Addition • Three Piece Shower Room • Garage and Own Driveway • Village Cul De Sac Location • 35' Mature Garden

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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