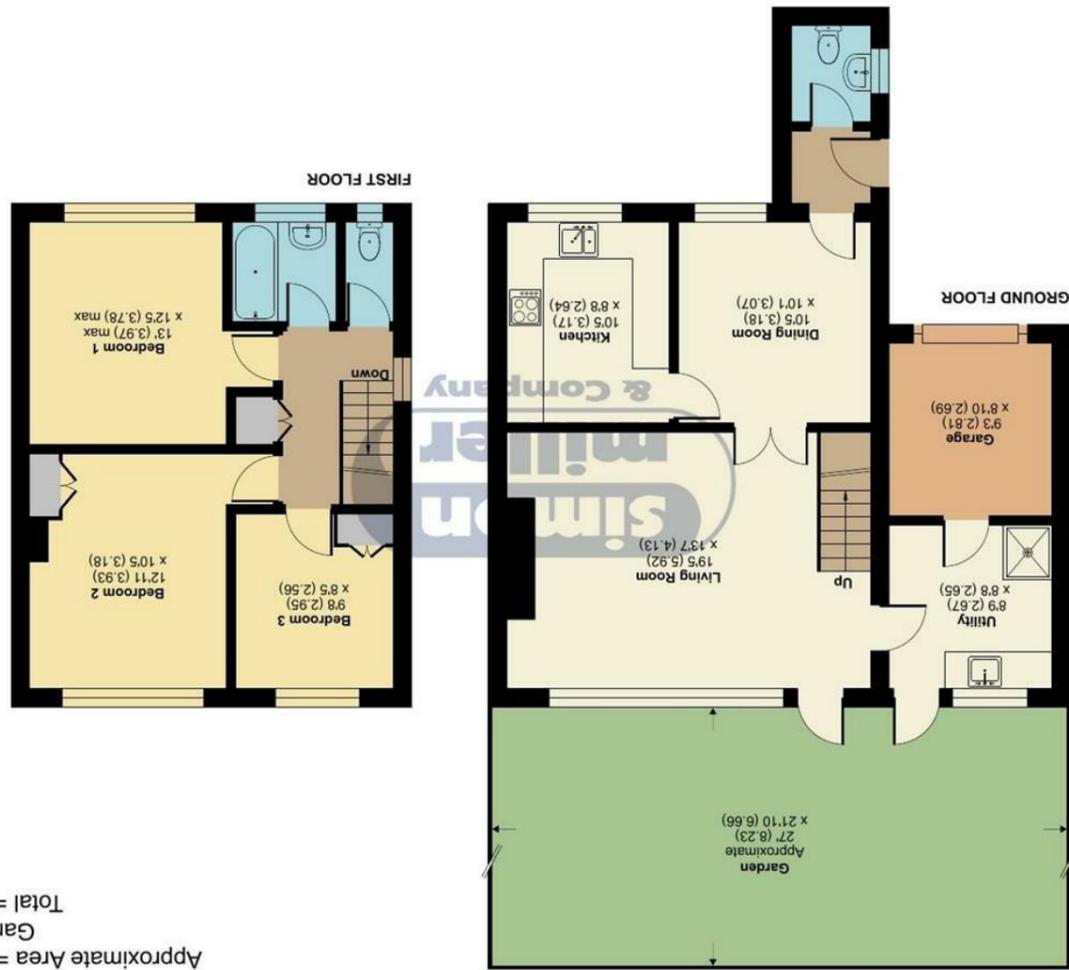


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Simon Miller & Company. REF: 1433562



Approximate Area = 1097 sq ft / 101.9 sq m
Garage = 80 sq ft / 7.4 sq m
Total = 1177 sq ft / 109.3 sq m
For identification only - Not to scale

Brooklands, Headcorn, Ashford, TN27

20 Brooklands, Headcorn, TN27 9QS

Price Guide £375,000
EPC RATING: E





Offered chain free, this semi-detached family home is located in this popular village cul de sac, within close walking distance of the centre of the village. As you enter, the porch leads to a ground floor cloakroom beside and on to the dining room to the front with the kitchen beside. Double doors from here lead into the spacious lounge overlooking the rear garden and to the utility/shower room beside with integral access to the garage. A staircase from the lounge leads to the first floor landing, with the three bedrooms served by a family bathroom with separate cloakroom beside.

Outside, there is parking for two cars in tandem in front of the garage, with a lawned area beside and to the rear, a mature lawned garden, with paved patio area and patio doors leading into both the lounge and utility room.

Headcorn offers a well regarded primary school, as well as a number of independent shops and cafe's, Doctors surgery, library and playground as well as a Costa Coffee and Sainsbury's Local, all within close walking distance. Commuters are also well catered for, with a mainline train station offering regular services into London Charing Cross with the larger town of Tenterden 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 E



• Offered Chain Free • Semi Detached Family Home • Three Bedrooms • Two Reception Rooms • Utility/Shower Room and Downstairs Cloakroom • Integral Garage and Off Street Parking for Two Cars • South Facing Rear Garden • Village Cul De Sac Location

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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