



Approximate Area = 1323 sq ft / 122.9 sq m
 Outbuilding = 703 sq ft / 65.3 sq m
 Total = 2026 sq ft / 188.2 sq m
 For identification only - Not to scale

Station Road, Headcorn, Ashford, TN27

31 Station Road, TN27 9SB

**Offers In The Region Of
 £400,000**





In need of some updating, this spacious family home is located in the heart of this popular village and offers living space set over two floors and benefits from being offered chain free. With 26' living room, separate dining room, kitchen/breakfast room and downstairs cloakroom, upstairs there are three good sized bedrooms served by a four piece family bathroom and an additional separate cloakroom.

Outside, the property offers a small front garden with pathway to the front door, surrounded by a picket fence, with a shared driveway beside leading to the mature rear gardens. Gated access from here leads to the mature 57' garden, mainly laid to lawn, with a block paved patio and a substantial 40' detached timber outbuilding, which offers a potential buyer a wealth of uses.

* Please note; The attached business next door has a right of access across the rear of the property, in an emergency, to the shared driveway beside.

This wonderful home is located only a short level stroll into the centre the village, with its range of local shops and restaurants, Sainsbury's Local and Costa Coffee and is also moments away from the MAINLINE TRAIN STATION with regular services into London Charing Cross. Headcorn also offers a popular primary school, playing fields with children's' playground and Doctor's surgery and is only a short drive into the larger town of Tenterden, with its greater shopping and leisure facilities.

MATERIAL INFORMATION

Freehold
Council Tax Band E
EPC Report D



- Spacious Family Home • Offered Chain Free • 26' Living Room • Dining Room & Kitchen/Breakfast Room • Substantial Detached Outbuilding in the Garden • Three Bedrooms • Family Bathroom & Two Guest Cloakrooms • Close to the Centre of the Village • In Need of Updating

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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