

31 Station Road, TN27 9SB

Offers In The Region Of
£400,000



**simon
miller**
& Company

Station Road, Headcorn, Ashford, TN27

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



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: 1449768

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

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS GOV.UK

We love houses



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

