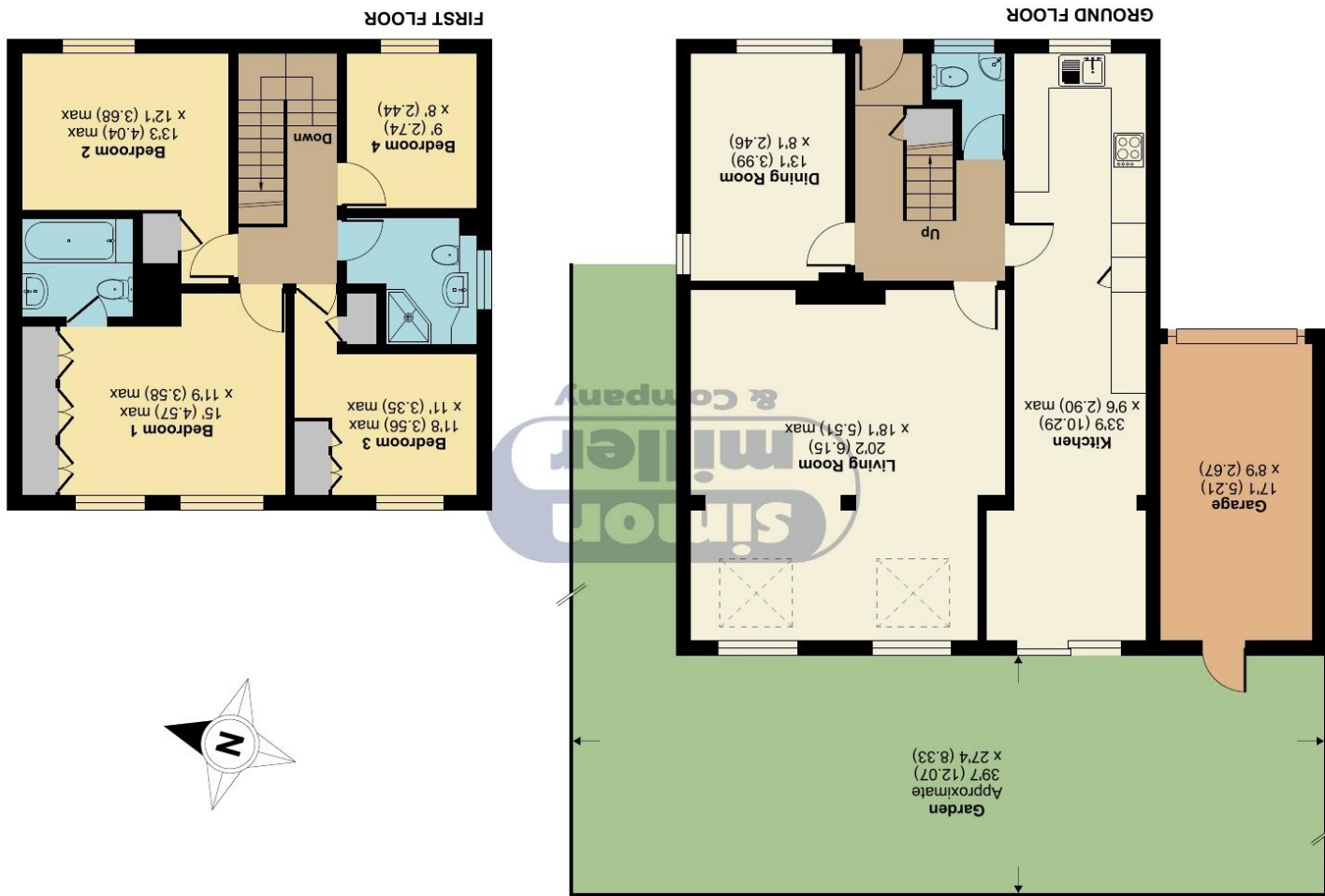


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2023. Produced for Simon Miller & Company. REF: 950891



Ashleigh Gardens, Headcorn, Kent, TN27
 Approximate Area = 1697 sq ft / 157.6 sq m (includes garage)
 For identification only - Not to scale

OFFERS IN REGION OF £550,000
 EPC RATING: D

2 ASHLEIGH GARDENS, HEADCORN, TN27 9TW





Located almost in the heart of the Village is this detached, four bedroom family home of almost 1700sqft has been extended to provide a spacious lounge featuring two roof light windows and fireplace, separate dining room and kitchen/breakfast room, there is also a ground floor cloakroom, with staircase from the hall taking you up to a generous landing leading to the four bedrooms, the master with en-suite bathroom and a separate family shower room. With the benefit of garage and own driveway for three vehicles, outside, there is a low maintenance garden to the rear, with patio and lawned areas.

This quiet cul de sac of only seven houses is only a short stroll to the centre of this popular village, with its wide range of independent shops, cafes and popular pubs as well as a Sainsburys' Local, Costa Coffee and main Post Office. The local Primary School is moments away, opposite Days Green, with its children's playground. Commuters are also well served by a Mainline Train Station offering regular services into London.

MATERIAL INFORMATION

**Freehold
Council Tax Band (F)
EPC Report (D)**



- **EXTENDED DETACHED FAMILY HOME**
- **FOUR BEDROOMS**
- **KITCHEN/BREAKFAST ROOM**
- **SEPARATE DINING ROOM**
- **SPACIOUS LOUNGE WITH FEATURE FIREPLACE**

- **EN-SUITE BATHROOM AND FAMILY SHOWER ROOM**
- **GARAGE AND OWN DRIVEWAY**
- **EXCLUSIVE CUL DE SAC LOCATION**
- **WALKING DISTANCE TO THE CENTRE OF THE VILLAGE**

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services are made on the basis that they are 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.