



Approximate Area = 1201 sq ft / 111.5 sq m
Garage = 154 sq ft / 14.3 sq m
Total = 1355 sq ft / 125.8 sq m

For identification only - Not to scale

Clerks Field, Headcorn, Ashford, TN27

GUIDE PRICE £400,000 - £425,000

EPC RATING: C

6 CLERKS FIELD, HEADCORN, TN27 9QJ





Located only moments away from the centre of the village is this well presented, extended semi-detached family home. With two reception rooms, ground floor shower room and utility/hallway space, with modern fitted gas fired boiler leading to the large conservatory overlooking the rear garden, upstairs, the property offers three bedrooms and a modern three piece family bathroom. Outside, the property offers parking for two cars and a single garage beside the house with power and light and up and over door and to the rear, a large mature lawned garden with paved patio area, flower and shrub beds, feature rose covered arch and small pond with gated access leading back to the front of the property.

This quiet residential cul de sac is located moments away from the centre of this popular village, which offers a mix of independent shops and restaurants, Sainsbury's Local and Costa Coffee and the popular George and White Horse Public Houses and popular Tap 17 micro bar. With Primary School and playing fields nearby, this busy village and community also offers TWO Village Halls and a MAINLINE TRAIN station with regular services into London. The County Town of Maidstone is approximately 10 miles distant, with its greater range of shopping and leisure facilities.

MATERIAL INFORMATION

Freehold
Council Tax Band (D)
EPC Report



- EXTENDED FAMILY HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS & LARGE CONSERVATORY ADDITION
- GENEROUS MATURE GARDENS
- DOWNSTAIRS SHOWER ROOM

- THREE PIECE FAMILY BATHROOM
- GAS CENTRAL HEATING
- VILLAGE CUL DE SAC LOCATION
- GARAGE & OWN DRIVEWAY
- OFFERED CHAIN FREE

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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