



Grange Crescent, St. Michaels, Tenterden, TN30

OFFERS IN REGION OF £400,000

61 GRANGE CRESCENT, ST MICHAELS, TN30 6DY

EPC RATING: E





Located in this quiet, residential crescent close to local amenities, is this detached family home. The porch provides useful cloak room storage leading to the entrance hall and the lounge, dining room and kitchen/breakfast room with utility space beside. Upstairs, there are three bedrooms, the smallest with built in bed with storage beneath, a three piece family bathroom and a fitted ladder providing access to the boarded loft area. With the benefit of garage beside and off street parking, there is a secluded garden to the front, hidden by a mature conifer hedge screen and to the rear, a large, lawned garden, approx 80' overall (to confirm once plans are in), with a raised decked area to the rear. The garage beside with up and over door and built in shelving and work bench also has parking in front for one car.

Grange Crescent is a quiet road, within close walking distance of the local shops at St Michaels, with convenience store, Post Office, hardware store, Public House and various takeaways. Tenterden itself is only a short distance away, with its wide range of independent shops, cafes and restaurants, and both Waitrose and Tesco supermarkets as well as well regarded Primary and Secondary Schools, leisure centre and recreation ground. The larger town of Ashford is approximately 11 miles away with its greater range of shopping and leisure facilities and mainline railway station offering High Speed commuting to London St. Pancras.

MATERIAL INFORMATION

Freehold
Council Tax Band (E)
EPC Report (E)



- DETACHED FAMILY HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- UTILITY AREA

- GAS CENTRAL HEATING
- GARAGE AND OWN DRIVEWAY
- LARGE REAR GARDENS
- QUIET CUL DE SAC LOCATION
- CLOSE TO LOCAL AMENITIES

JB1241 030124HE

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.

36 KING STREET, MAIDSTONE, KENT, ME14 1BS | 01622 691255 | MAIDSTONE@SIMONMILLER.CO.UK