

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncbcom 2024.  
Produced for Simon Miller & Company. REF: 1093708  
RICS Certified Property Measurer



For identification only - Not to scale

Total = 1893 sq ft / 175.8 sq m

Garage = 175 sq ft / 16.2 sq m

Approximate Area = 1718 sq ft / 159.6 sq m

**Hop Pocket Way, Headcorn, Ashford, TN27**

**ASKING PRICE £650,000**

**EPC RATING: B**

**32 HOP POCKET WAY, HEADCORN, TN27 9AF**





Located at the end of this quiet cul de sac, overlooking fields to the front, is this beautifully presented, detached modern family home. Offered chain free, the property offers an exceptional kitchen/dining room to the rear, with separate utility room, spacious lounge, family room and guest cloakroom, whilst upstairs, the spacious landing leads to the four double bedrooms, two with en-suite shower rooms and the family bathroom. Outside, there are low maintenance rear gardens with paved patio and garage beside with off street parking for two cars in front.

This sought after development is located only a short walk to the centre of the village, which offers a range of independent shops, pubs and restaurants as well as nearby doctor's surgery, playground and well regarded primary school. Commuters are well catered for with regular mainline train services into London as well as easy access to the M20 motorway.

#### MATERIAL INFORMATION

Freehold  
Council Tax Band (G)  
EPC Report (B)  
Broadband: Superfast & Gfast



- **FOUR DOUBLE BEDROOM HOME**
- **TWO EN-SUITES & FAMILY BATHROOM**
- **EXCEPTIONAL KITCHEN/DINING ROOM WITH SEPARATE UTILITY**
- **LOUNGE AND FAMILY ROOMS**
- **OVERLOOKING FIELDS TO THE FRONT**

- **GARAGE AND PARKING FOR ONE CAR**
- **VILLAGE CUL DE SAC LOCATION**
- **NHBC REMAINING**
- **OFFERED CHAIN FREE**

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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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