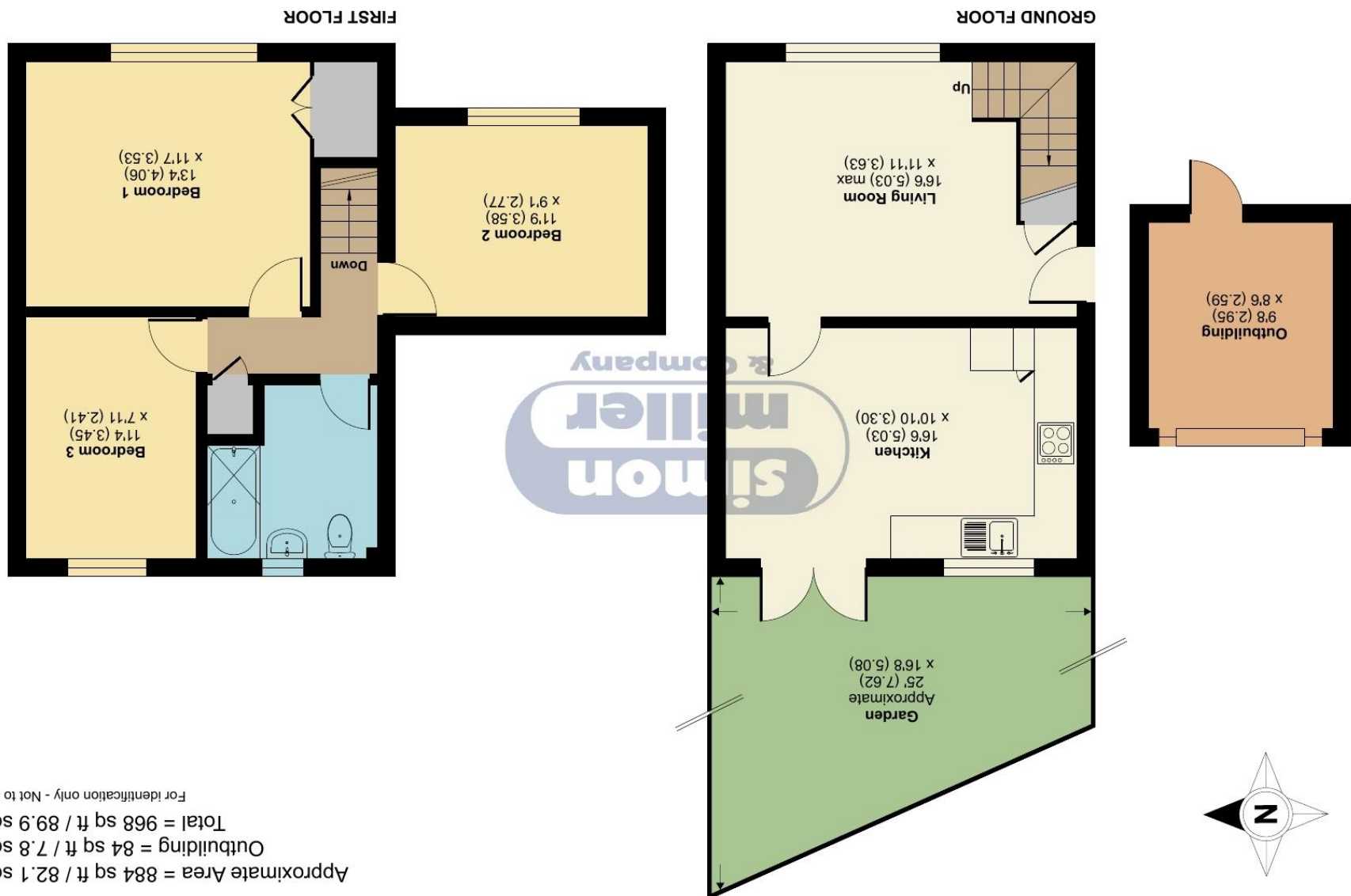


Produced for Simon Miller & Company. REF: 1096166
 International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating



Tilden Close, High Halden, Ashford, Kent, TN26
 Approximate Area = 884 sq ft / 82.1 sq m
 Outbuilding = 84 sq ft / 7.8 sq m
 Total = 968 sq ft / 89.9 sq m
 For identification only - Not to scale

GUID PRICE £325,000 - £340,000

EPC RATING: F

25 TILDEN CLOSE, HIGH HALDEN, TN26 3LR





Located in this quiet cul de sac, in this very well presented family home in the heart of High Halden. Offering a spacious lounge, quality fitted kitchen/dining room and a luxurious three piece family bathroom serving the three good sized bedrooms, the property benefits from electric heating throughout. Outside, the property offers a secluded rear garden with patio and lawned areas and covered access leading to the rear, with providing parking for two cars and access to the timber clad outbuilding with personal door leading into the garden.

High Halden offers a popular pub, The Chequers on The Green as well as local convenience store and of course, the village green, all only a short stroll away. The larger town of Tenterden is within easy reach by bus or car, with its wide range of independent shops, cafes and pubs, as well as Waitrose and Tenterden Supermarkets and well regarded Primary and Secondary schools.

MATERIAL INFORMATION

Freehold
Council Tax Band (C)
EPC Report (F)



- VERY WELL PRESENTED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS LOUNGE
- QUALITY KITCHEN/DINING ROOM
- LUXURIOUS FAMILY BATHROOM

- ELECTRIC HEATING THROUGHOUT
- QUIET VILLAGE CUL DE SAC
- COURTYARD PARKING FOR TWO CARS
- SECLUDED REAR GARDEN

JB1249 010324HE

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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