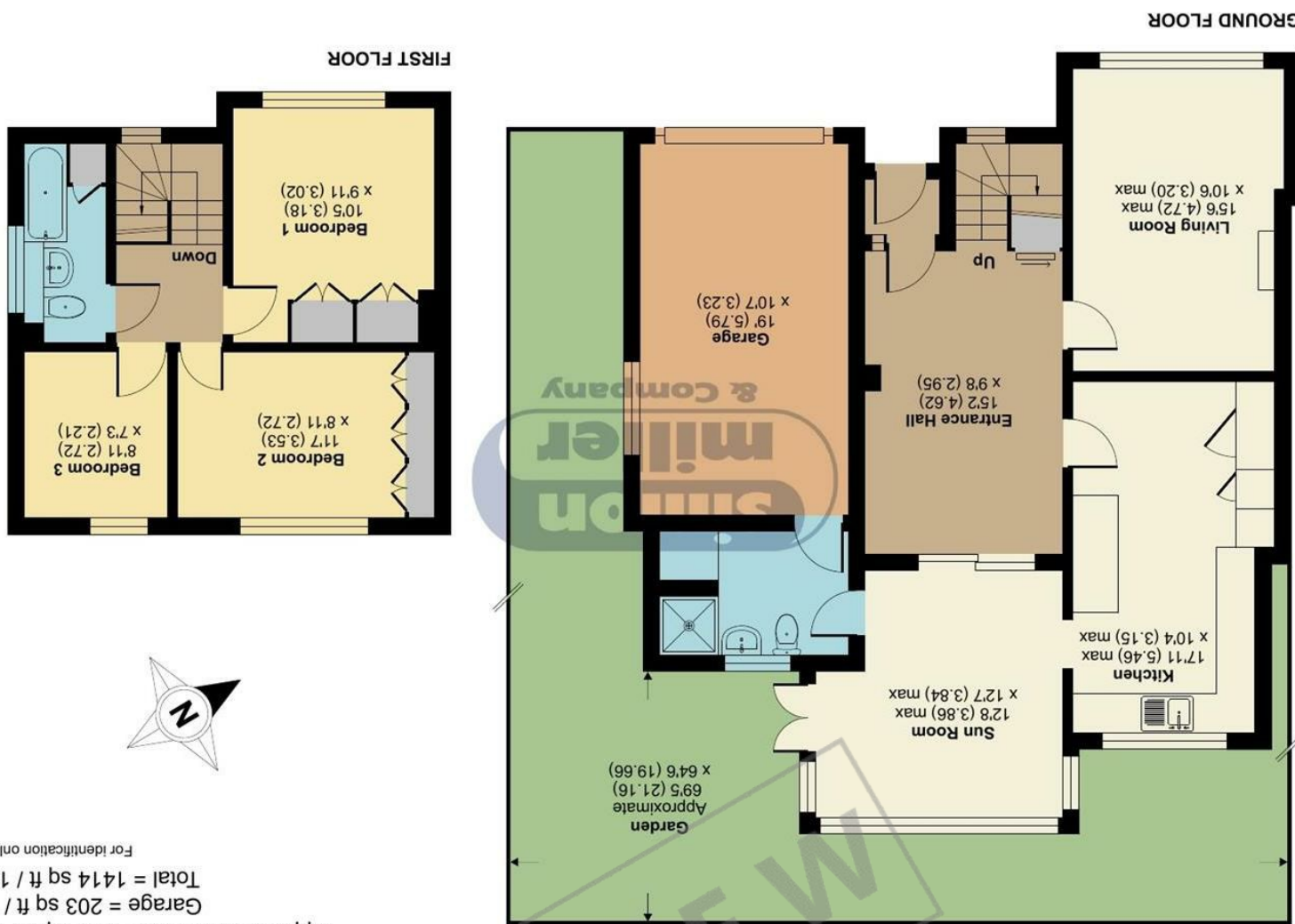


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ndhcom 2024. Produced for Simon Miller & Company. REF: 1121299



Approximate Area = 1211 sq ft / 112.5 sq m
 Garage = 203 sq ft / 18.8 sq m
 Total = 1414 sq ft / 131.3 sq m
 For identification only - Not to scale

Chaplin Drive, Headcorn, Ashford, TN27

25 Chaplin Drive, Ashford, TN27 9TN

Asking Price £375,000
 EPC RATING: D





Located at the end of this popular cul de sac is this extended, semi detached family home. Offering spacious reception hall/dining room, lounge and kitchen/breakfast room, the property also benefits from a large conservatory addition to the rear leading to the downstairs shower room with integral access to the garage. Upstairs the three bedrooms are served by a three piece family bathroom.

The mature gardens extend to the rear and side of the property, offering a generous patio leading onto the lawn, with flower and shrub beds and a gravel path to a further paved patio area. Gated access beside leads to the front of the property, with driveway for one car in front of the garage and gravel bed beside with hedge screen to the front.

Chaplin Drive is a quiet cul de sac, within easy reach of the centre of the village. With the nearby primary school, playground and mainline train station only a short walk away, this vibrant village offers a mix of shops, cafes and restaurants, two pubs, a popular bar as well as Sainsbury's Local & Costa Coffee. The larger town of Tenterden is within easy reach by bus or car, with its greater range of shopping and leisure facilities.

MATERIAL INFORMATION

Freehold
Council Tax Band D
EPC Report D



• Extended Semi Detached Family Home • Two Reception Rooms And Conservatory • Kitchen/Breakfast Room • Family Bathroom And Downstairs Shower Room • Large Mature Gardens To Side And Rear • Gas Central Heating • Quiet Cul De Sac Location • Integral Garage And Driveway • 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 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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