

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential).
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Approximate Area = 916 sq ft / 85 sq m
Garage = 178 sq ft / 16.5 sq m
Total = 1094 sq ft / 101.5 sq m
For identification only - Not to scale

Silver Birch Road, Headcorn, Ashford, TN27

6 Silver Birch Road, Ashford, TN27 9FA

Price Guide £400,000
EPC RATING: B





Located in this popular, modern development is this semi detached, three bedroom family home. With fitted kitchen and downstairs cloakroom, the lounge/dining room offers a feature media wall, laminate flooring and open plan under stairs storage space and patio doors to the rear. Upstairs, there are three bedrooms, the main with en-suite shower room with a family bathroom serving the two further bedrooms.

Outside, patio doors from the lounge lead to the landscaped gardens, with paved patio and lawned area beside, further circular paved area, timber shed, outside light and tap and gated access to the rear of the garage. The path to the front door is flanked by shrub and gravel beds to both sides, with a driveway beside leading to the garage with power roller door and Electric Vehicle charging point.

Located only a short walk to the centre of the village, Headcorn offers a range of independent shops and cafes, Sainsbury's Local and Costa Coffee, as well as a well regarded primary school, doctor's surgery, two village halls and nearby playground. The commuter is also well served, with regular mainline train services into London Charing Cross.

MATERIAL INFORMATION

Freehold
Council Tax Band D
EPC Report B



- Modern Semi Detached Home • Three Bedrooms • Garage and Own Drive With EV Charging Point • Open Plan Lounge/Dining Room • Landscaped Garden • En-Suite, Family Bathroom and Downstairs Cloakroom • Quiet Residential Road • Walking Distance of Village Centre

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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