

2 Reeves Road, Ashford, TN27 9BS

Guide Price £425,000
EPC RATING: B

Reeves Road, Headcorn, Ashford, TN27

Approximate Area = 976 sq ft / 90.6 sq m
Garage= 178 sq ft / 16.5 sq m
Total = 1154 sq ft / 107.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Simon Miller & Company. REF: 1218508









This attractive double fronted, detached home is located on this corner position in this popular modern residential development and is presented in exceptional condition throughout. The generous hallway leads to the downstairs cloakroom with utility area and storage space, with the dual aspect lounge beside offering a feature dual fuel woodburning stove. The quality fitted kitchen/dining room offers a range of wall and base units with built in appliances and patio doors from here leading to the garden. Upstairs, the generous landing leads to a luxurious family bathroom and the three good sized bedrooms, the master with en-suite shower room. Outside, the low maintenance westerly facing paved garden offers a paved patio with small lawned area to the rear, with gated access to the side and a personal leading to the detached single garage, with up and over door and parking for two cars in tandem to the front.

Located within walking distance of the village, Headcorn offers a wide range of independent shops, pubs and cafes as well as Sainsbury's Local and Costa Coffee. With a Post Office, popular Primary School and Doctors surgery, commuters are also well served with Headcorn mainline train station offering regular services into London Charing Cross. The village also offers a village green with two village halls offering a range of activities, with the County Town of Maidstone within easy reach buy bus or car, with its greater range of shopping, leisure and transport facilities.

MATERIAL INFORMATION

Freehold
Council Tax Band **E**
EPC Report **B**





• GUIDE PRICE £425,000 - £440,000 • Beautifully Presented Double Fronted Detached Home • Dual Aspect Lounge with Feature Woodburning Stove • Utility /Cloakroom • Kitchen/Dining Room • Three Good Sized Bedrooms • En-Suite and Family Bathroom • Secluded Westerly Facing Garden • Single Garage and Parking for Two Cars in Tandem • NHBC Remaining

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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