

A photograph of a single-story brick house with a white garage door and a white-framed window. A large, leafless tree is in the foreground, casting a shadow on the lawn. The house is set on a grassy slope. In the background, there are other houses and trees under a clear blue sky.

**10 Haffenden Road,
Tenterden, Kent TN30 6QE**

Warner Gray

10 Haffenden Road, Tenterden, Kent TN30 6QE

Offers in excess of £495,000

An attractive 3 bedroom detached bungalow with integral garage, situated in a most favoured position within walking distance of Tenterden and its excellent range of shops and amenities.

The well presented accommodation has a bright, open feel and would be suitable for any number of different buyers. There is a light, bright modern kitchen and shower room, spacious sitting / dining room, two double bedrooms, a single bedroom which would also make an ideal study, cloakroom, welcoming entrance hall and integral single garage.

To the front, a short driveway provides off-street parking in front of the garage, and to the rear, there is a garden with large decked patio, ideal for summer dining and entertaining. In addition, the old railway line and open countryside, both popular with walkers, are right on the door step. Viewing is highly recommended.

- Attractive detached 3 bedroom bungalow
- Well presented accommodation throughout
- Light, bright modern kitchen & shower room
- Spacious, comfortable sitting / dining room
- Manageable garden with large decked patio
- Integral single garage / Driveway for parking
- Quiet, sought after location close to amenities
- Walking distance of centre of Tenterden

SITUATION: 10 Haffenden Road enjoys a most convenient and sought after location just a short distance from the historic and picturesque High Street of Tenterden, with its comprehensive range of shopping, health and leisure facilities. It also benefits from being very close to the open fields that surround the town where there are many good walks to enjoy. A variety of educational opportunities exist in the town, all of which are within walking distance and this property is also within the catchment for the Ashford Grammar Schools.

The area is well served for transport links. Headcorn Station offers services to London taking about an hour and Ashford International has the high-speed service to London St Pancras (about 37 minutes). Tenterden is served by several bus routes to the surrounding towns and villages.



WarnerGray Tel. 01580 766044

www.warnergray.co.uk email: info@warnergray.co.uk

WarnerGray, 13 East Cross, Tenterden, Kent TN30 6AD

The accommodation comprises the following with approximate dimensions :

ENTRANCE HALL 11' 1" x 6' 4 max" (3.38m x 1.93m) The front door opens into a welcoming entrance hall which in turn leads to the kitchen, sitting / dining room, second bedroom and cloakroom. It also gives access to the integral garage. A large storage cupboard can also be found in this area.

KITCHEN 10' 6" x 9' 0 max" (3.2m x 2.74m) This bright, modern kitchen has a range of units, both base and wall. Laminate worktops with one bowl stainless steel sink, drainer and mixer tap. Eye-level double oven and four ring electric hob with extractor above. Integrated washing machine, fridge and dishwasher. Tiled floor. External door and window to side.

SITTING ROOM / DINING ROOM 17' 4" x 15' 11 max" (5.28m x 4.85m) Double doors lead from the hall into the spacious sitting / dining room. With its patio doors out onto the decked terrace beyond and its Adam style fireplace with inset gas fire, this room is perfect on a summer day or cosy winter evening.

INNER LOBBY A small inner lobby leads from the sitting room and gives access to bedrooms 1 and 3, and the shower room

BEDROOM 1 11' 9" x 10' 7" (3.58m x 3.23m) A good size double bedroom with large window overlooking the garden to the rear. Good amount of built-in storage and access to airing cupboard housing hot water cylinder and Worcester Boiler.

BEDROOM 3 8' 8" x 7' 3" (2.64m x 2.21m) Handily positioned next to the shower room, this room could serve as a third bedroom, study or dressing room to the main bedroom.

SHOWER ROOM 6' 5" x 5' 6 max" (1.96m x 1.68m) A white suite consisting of large walk-in shower, w.c and wash hand basin. Heated towel rail. Tiled floor and walls.

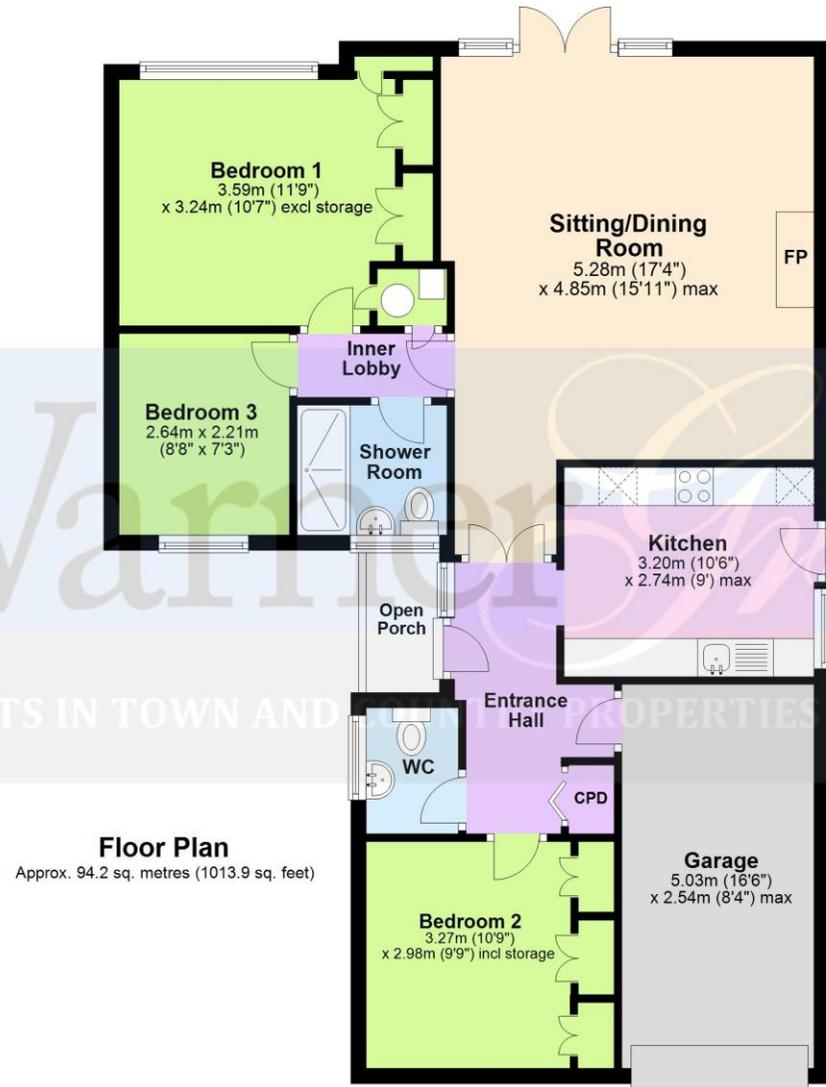
BEDROOM 2 10' 9" x 9' 9 max" (3.28m x 2.97m) Positioned at the front of the house, this double bedroom could also serve as a second sitting room or snug.

CLOAKROOM This useful cloakroom has a low level w.c, wash hand basin and heated towel rail. High level obscured glass window. Tiled floor and walls.

GARAGE 16' 6" x 8' 4 max" (5.03m x 2.54m) A door from the main hall leads into the integral garage. Power and light connected. Up and over door.

OUTSIDE To the front of the property, which is set well back, is a good size garden, laid mainly to lawn with a driveway for parking to one side. A gated access leads to the rear where there is a large, decked patio, perfect for alfresco dining and entertaining. The rear garden, which is accessed via steps from the patio, is laid mainly to lawn with mature shrubs.

SERVICES Mains electricity, water, gas and drainage. EPC: tba. Local Authority: Ashford Borough Council.



Floor Plan
Approx. 94.2 sq. metres (1013.9 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.

NB: The garage is included within the total square footage.

Plan produced using PlanUp.

All measurements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. WarnerGray advises purchasers to satisfy themselves by inspection of the property.

