



2 Woodbury Gardens,
Tenterden, Kent TN30 6JS

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Offers in excess of £355,000

This attractive two double bedroom mid-terrace property is part of a select mews development situated on the site of the old dairy, just behind the desirable tree-lined High Street of Tenterden and would suit any number of different purchasers, including those looking for a possible investment / rental opportunity, a property suitable to lock up and leave and as a comfortable family home.

The well-presented accommodation, which could potentially benefit from some modernisation, consists of a good size entrance hall and sitting room, kitchen / breakfast room, conservatory, two good size bedrooms, one of which has an en-suite bathroom, and a main bathroom.

Outside, there is a very private enclosed south facing courtyard garden to the rear and to the front, a single attached garage and off-street parking. Just a short pretty walk to the High Street, this property is perfectly placed to take full advantage of all the many local amenities on offer.

Viewing is highly recommended. NO ONWARD CHAIN.

- Attractive attached 2 double bedroom property
- Would now benefit from cosmetic refurbishment
 - Private south facing courtyard garden
 - Single garage / off-street parking
- Select mews development close to High Street
 - Tucked away cul-de-sac location
 - Walking distance of all local amenities
 - Potential investment / lock up and leave
- Mainline stations at Ashford and Headcorn
 - NO ONWARD CHAIN

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SITUATION: 2 Woodbury Gardens is situated in a prime location just behind the beautiful tree lined High Street of Tenterden, which is well known for its abundance of independent shops, small cafes and restaurants. In addition, there is a comprehensive range of national High Street shopping names, banks, leisure and health facilities.

The area is well served for transport links. Headcorn Station offers services to London taking about an hour. Ashford International has Eurostar trains departing for the continent as well as the high-speed service to Ebbsfleet, Stratford and London St Pancras (about 37 minutes).

Tenterden is served by several bus routes to the surrounding towns and villages, including the new Hopper bus service

The accommodation comprises the following with approximate dimensions :

ENTRANCE HALL

9' 3" x 7' 8 max" (2.82m x 2.34m) The front door opens into a welcoming entrance hall with staircase to the first floor. The open space under the stairs could be used for storage or as a study area. Door to kitchen/ breakfast room and glazed double doors to sitting room.

KITCHEN / BREAKFAST ROOM

10' 9" x 9' 3 max" (3.28m x 2.82m) A generous sized kitchen with space for a table and chairs There are a number of fitted wood units, both base and wall, with laminate worktops. One and a half bowl sink with drainer and mixer tap.

Electric hob with oven under and extractor above. Space for washing machine and under counter fridge. A window to the front gives views over the mews style courtyard.

SITTING ROOM

18' 10" x 9' 7" (5.74m x 2.92m) A spacious room with a cosy feel that could serve as a sitting room cum dining room if desired. Positioned at the back of the house, this room has a window overlooking the garden and glazed double doors that give access to the conservatory beyond. Stone hearth with electric fire.

CONSERVATORY

10' 1" x 9' 1 max" (3.07m x 2.77m) A lovely sunny place for a morning coffee or to simply sit and enjoy the courtyard garden beyond. French doors give access onto the patio.

FIRST FLOOR

LANDING

Stairs lead to the first floor landing from which the bedrooms and main bathroom lead. Airing cupboard housing hot water cylinder. Loft hatch.

BEDROOM 1

12' 3" x 9' 8 max" (3.73m x 2.95m) A good size double bedroom with plenty of built-in storage and en-suite bathroom. Window to rear.

EN-SUITE BATHROOM

A spacious en-suite comprising: panelled bath with mixer tap and hand held shower, pedestal wash hand basin, bidet, w.c and heated towel rail.

BEDROOM 2

9' 6" x 8' 1" (2.9m x 2.46m) A double bedroom with window to the front giving views over the rooftops of some of the period cottages that line the High Street.

BATHROOM

6' 9" x 6' 0 max" (2.06m x 1.83m) Comprises: panelled bath with shower over, pedestal wash hand basin, w.c and heated towel rail. Tiled floor and part tiled walls.

OUTSIDE

This property is approached through an archway from the tree lined end of Tenterden High Street. Through the arch, there is a mews style block paved courtyard which provides off-street parking and turning in front of the single garage, which is the middle of a block of three.

The very private, south facing paved courtyard garden to the rear of the property provides a sunny place to sit and potter.

SERVICES

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

DIRECTIONS

From our offices, proceed along the High Street until you come to Woodbury Gardens on the left hand side. Go through the arch and number 2 can be found straight ahead on the right.

**VIEWING by appointment through
WarnerGray 01580766044**

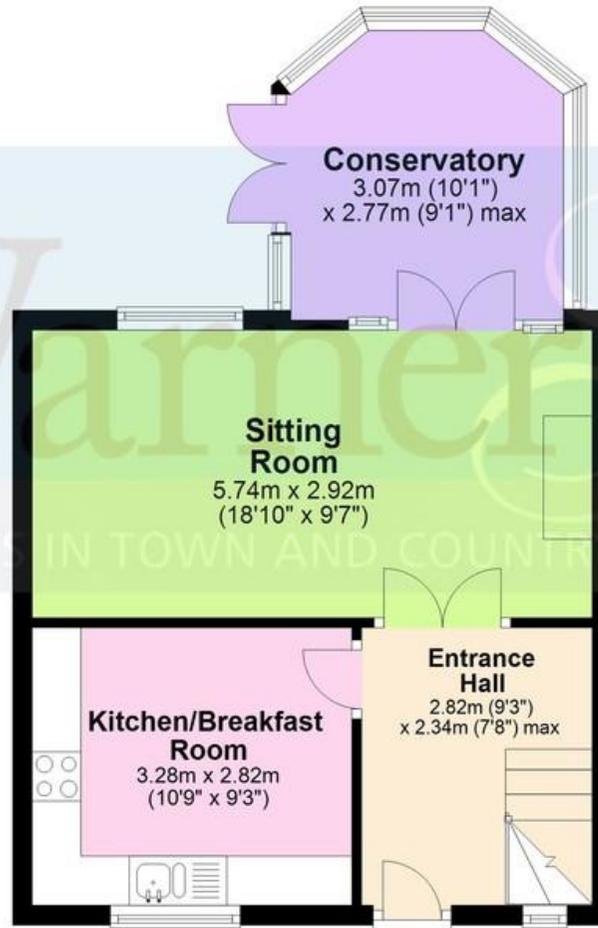
Garage

Approx. 13.9 sq. metres (149.6 sq. feet)



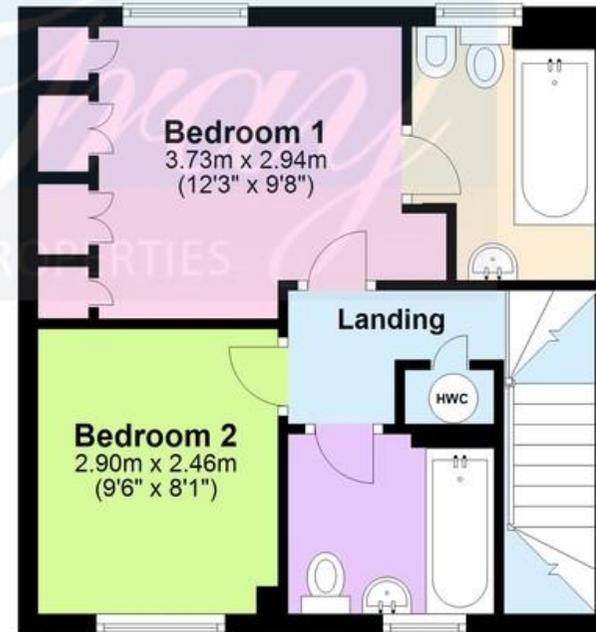
Ground Floor

Approx. 41.4 sq. metres (445.8 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.4 sq. feet)



Total area: approx. 88.8 sq. metres (955.8 sq. feet)

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



