



**3 West Cross Gardens,
Tenterden, Kent TN30 6JP**

3 West Cross Gardens, Tenterden, Kent TN30 6JP Offers In Excess Of £525,000

This attractive, detached, 3 bedroom chalet-style property with attached garage and beautiful south facing garden enjoys a wonderfully tucked away position at the end of a private cul-de-sac, just a short walk from the picturesque tree lined end of Tenterden High Street.

The well-proportioned, light, bright accommodation, which would now benefit from some modernisation, comprises: a kitchen and good size sitting room which both open out into a large sunny conservatory; three generous double bedrooms, one of which is handily positioned on the ground floor; a bathroom, separate toilet and first floor cloakroom.

The beautiful mature cottage garden, which is well screened, enjoys a good deal of privacy and to the front, there is parking for two cars in front of the single attached garage.

Viewing is highly recommended to appreciate all that this lovely property has to offer.

Attractive detached 3 bedroom chalet-style property

Welcoming home with scope for updating

Light, bright, generously proportioned accommodation

Useful double bedroom and bathroom on Ground Floor

Beautiful enclosed south facing garden and conservatory

Attached single garage / Parking for 2 cars. Tucked away cul-de-sac location

Short walk to Tenterden High Street. Wide choice of good local schools

Mainline stations at Headcorn and Ashford

SITUATION

This property enjoys a most convenient and sought-after location just a short walk from the historic and picturesque High Street of Tenterden, with its comprehensive range of shopping facilities and amenities. It is also close to the open countryside that surrounds the town where there are many good walks to enjoy. There are a number of active clubs and societies catering for all ages and a variety of educational opportunities exist, all of which are within walking distance of this property.

The area is well served for transport links. Headcorn Station offers services to London taking about an hour. Ashford International has 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 Hopper bus service.

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The accommodation comprises the following with approximate dimensions : **ENTRANCE HALL** The front door opens into the entrance hall which gives access to all the rooms on the ground floor, apart from the conservatory. Stairs to first floor. Cupboard housing Worcester boiler.

SITTING ROOM 20' 3" x 10' 10" This spacious double aspect room has a warm, welcoming feel. A large picture window to the front floods the room with light while double doors at the back give access to the conservatory beyond. The fireplace makes a cosy focal point.

CONSERVATORY 21' 4" x 8' 0 max" The conservatory, which spans almost the entire back of the house, is a lovely sunny place to sit and dine. French doors lead to a south facing decked patio, a perfect place for sitting with the morning papers and a coffee. At the other end of this long conservatory is a door which leads to a further patio. Built-in cupboard housing washing machine. Door to

KITCHEN 11' 0" x 6' 4 max" There are a small range of fitted units with laminate worktops and one bowl stainless steel sink with drainer and mixer tap. Space for upright fridge / freezer. Electric oven and hob with extractor above. A window to the rear gives views over the conservatory.

BEDROOM 1 10' 10" x 9' 11" A good size double bedroom with large picture window to the front.

BATHROOM A traditional style bathroom comprising: panelled bath with mixer tap and hand held shower attachment; pedestal wash hand basin. Obscure glazed window to rear. Tiled walls. **SEPARATE W.C.** with window to side.

FIRST FLOOR Stairs from the ground floor lead to a small double height landing which gives access to bedrooms 2 and 3 and the cloakroom that serves these bedrooms. Loft hatch. NB: There is some restricted head height to this floor.

BEDROOM 2 12' 1" x 10' 10 max" A double bedroom with built-in cupboard and access to eaves storage (unmeasured). A window to the side gives lovely views over the garden.

BEDROOM 3 12' 1" x 10' 10 max" A double bedroom with eaves access (unmeasured) and lovely views towards St Mildred's church.

CLOAKROOM A very useful cloakroom handily positioned between both the bedrooms on this floor. It comprises a low level w.c and pedestal wash basin. Obscure glazed window to the rear.

OUTSIDE This property is situated in a tucked away position at the end of a small cul-de-sac of houses that sit just behind the tree lined High Street of Tenterden. A gate set in a pretty picket fence leads you firstly to the front door, which is bordered by beautiful cottage planting, and then on to the stunning south facing garden.

A decked seating area provides a sunny spot to sit and relax, and on the other side of the house, there is a more shady stone patio. This property also benefits from a single attached garage and non-restricted parking for two cars in the cul-de-sac itself.

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

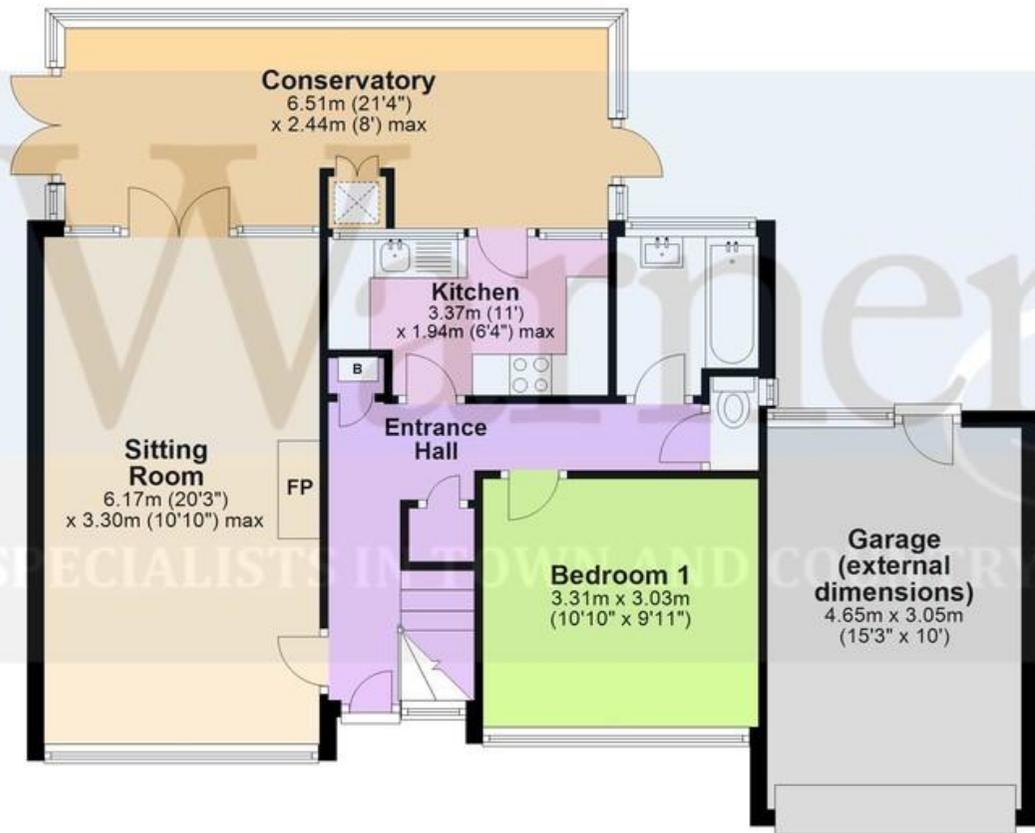
DIRECTIONS From our offices in Tenterden, proceed along the High Street. Just before the traffic lights outside the William Caxton Public House, take the turning on the right into West Cross Gardens. Number 3 can be found at the end of the cul-de-sac on the left-hand side.

VIEWING By appointment through WarnerGray 01580 766044



Ground Floor

Approx. 82.1 sq. metres (883.9 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.3 sq. feet)



Total area: approx. 115.7 sq. metres (1245.2 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.



