



**Lawns, 1 Swain Road,
St Michaels, Tenterden, Kent TN30 6PQ**

Warner *Gray*

Lawns, 1 Swain Road, St Michaels, Tenterden TN30 6PQ

Guide Price: £425,000

Enjoying a convenient location just a short walk from the centre of St Michaels, this three bedroom detached bungalow, now in need of updating and modernisation, offers enormous scope for improvement and when finished, would make a lovely home.

There is a large double aspect sitting / dining room, a good sized kitchen / breakfast room with potential for extension into the large utility room, a sun-room, bathroom, hallway and three bedrooms.

The property is set back with a large garden to the front and a drive to the side where there is off-street parking for two cars in front of a detached single garage. To the rear is a good sized garden.

All of the local amenities are within walking distance which is what makes this location so popular. Tenterden High Street, with its excellent range of shops and amenities is only 1.4 miles distant. This property also benefits from being close to open countryside where there are many good walks to enjoy. No onward chain. Viewing highly recommended.

Attractive detached 3 bedroom bungalow

In need of updating and modernisation

Generous sitting / dining room, kitchen & utility

Good size front and rear gardens

Detached single garage / Driveway for parking

Walking distance of local amenities

Tenterden High Street 1.4 miles distant

Good countryside walks on doorstep

Mainline stations at Ashford and Headcorn - NO ONWARD CHAIN

SITUATION: "Lawns" enjoys a convenient and popular setting just a short walk from the centre of the thriving community of St Michaels, with its range of local amenities including local convenience store, hardware shop, garage, hairdressers, post office, take away and well regarded primary and secondary schools. Tenterden High Street is approximately 1.4 miles away and offers a more comprehensive range of shopping, 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). St Michaels 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 14' 9" x 9' 5 max" (4.5m x 2.87m) The front door opens into a hallway which still has its original parquet flooring. Room for free standing furniture. Built-in airing cupboard housing hot water cylinder. Loft hatch.

SITTING / DINING ROOM 23' 9" x 15' 3 max" (7.24m x 4.65m) A large triple aspect room with picture window to the front. Room for sitting and dining. A door to the rear gives access to the sun room.

SUN ROOM 10' 1" x 7' 7 max" (3.07m x 2.31m) A sunny place to sit and relax, bring on plants or simply enjoy the garden. A door at the back of this room gives access to the garden.

KITCHEN / BREAKFAST ROOM 12' 3" x 11' 0 max" (3.73m x 3.35m) A decent size kitchen that has room for a small table and chairs. Small range of units with laminate worktops. One bowl stainless steel sink with double drainer. Built-in cupboard housing gas and electric meters. A window and door to the rear give views and access into the spacious utility room behind. NB: It may be possible to extend the kitchen into the utility, subject of course to the necessary permissions.

UTILITY ROOM 11' 7" x 9' 7 max" (3.53m x 2.92m) A useful area for boots, storage and additional white goods. Sink with double drainer and cupboards under. A window gives views over the garden and a door gives access to it.

BEDROOM 1 12' 1" x 11' 0" (3.68m x 3.35m) A double bedroom enjoying windows to two sides.

BEDROOM 2 10' 10" x 9' 1" (3.3m x 2.77m) A double bedroom with windows to the side and front.

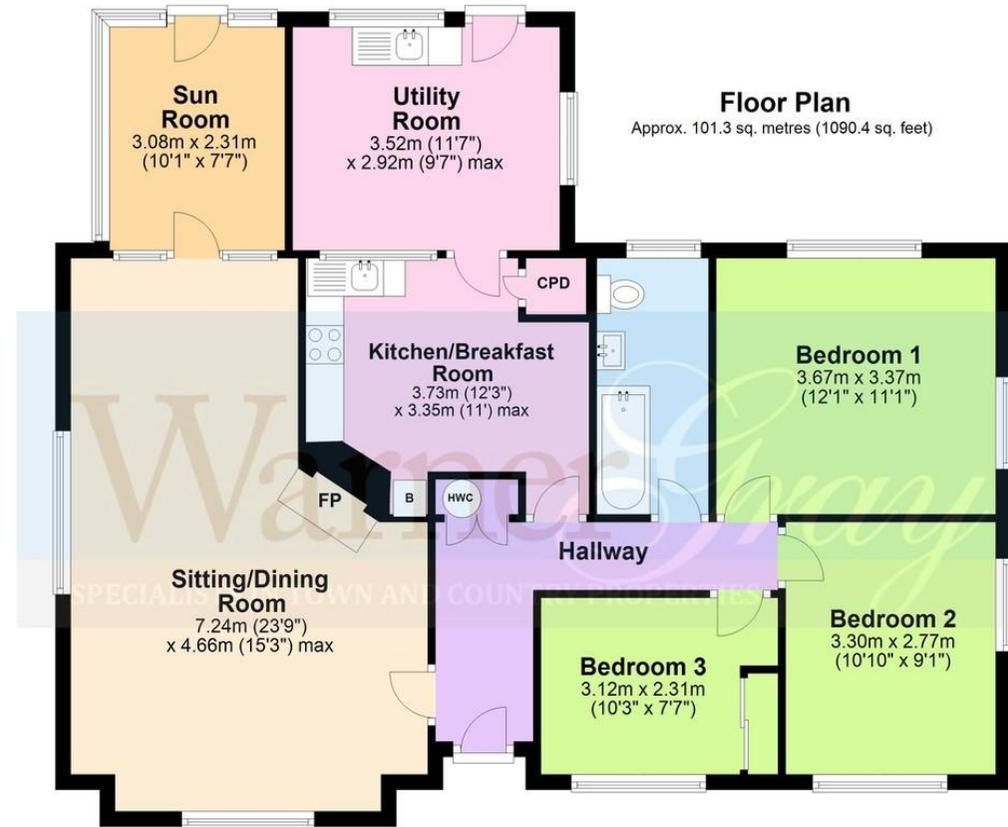
BEDROOM 3 10' 3" x 7' 7 max" (3.12m x 2.31m) A single bedroom which could also serve as a study or dressing room to the main bedroom. Built-in wardrobe with sliding doors. Window to front.

BATHROOM comprises: panelled bath, pedestal wash hand basin and low level w.c. Built-in cupboard. Obscure glazed window to rear.

OUTSIDE The bungalow, which is set back from the road, is fronted by a good size garden laid mainly to lawn, with a path to the front door and a drive to the side providing off -street parking for two cars in front of a single brick built detached garage. A gate to the side of the property leads to a rear garden which is set on a slight incline.

SERVICES Mains water, electricity, gas and drainage. EPC: tba. Local Authority: Ashford Borough Council. **LOCATION FINDER** what3words: flags.buckling.corded

VIEWING by appointment through WarnerGray 01580766044



Total area: approx. 101.3 sq. metres (1090.4 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. Copyright WarnerGray.
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.

