



28 Knockwood Road,
Tenterden, Kent TN30 7AP

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Guide Price £585,000

Enjoying a most sought after location close to the centre of Tenterden, this immaculate two double bedroom detached bungalow must be viewed to be fully appreciated.

The very well presented accommodation consists of a porch and entrance hall, good size sitting room, kitchen, dining room / study, two double bedrooms and a main bathroom. Outside, the beautiful garden which wraps around the property on two sides is equally well kept and maintained and being a corner plot, offers the potential for extension, subject of course to obtaining the necessary permissions.

The property is approached over a drive where there is off-street parking for several cars. It also benefits from a single garage and further outside storage. All of the local amenities are within walking distance which is what makes this location so popular, as well as the fact that the enchanting Knock wood is on the doorstep, where there are many good walks, bluebells and wild life to enjoy.

Attractive detached 2 double bedroom bungalow
Immaculately presented accommodation throughout

Sought after location close to town

Beautiful mature well screened garden

Good size corner plot with potential for extension (stp)

Driveway proving off-street parking. Detached single garage / large shed

Walking distance of Tenterden High Street

Lovely woodland walks on doorstep. Mainline stations at Ashford and Headcorn

SITUATION: 28 Knockwood Road is situated in a prime location just a short distance from the picturesque High Street of Tenterden, which is well known for its abundance of independent shops, small cafes and restaurants. It also boasts a beautiful tree lined avenue and an abundance of historic buildings, comprehensive national High Street shopping names, banks, leisure and health facilities.

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. Headcorn Station offers services to London taking about an hour and 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 area, including a Hopper bus.

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The accommodation comprises the following with approximate dimensions : **PORCH** A useful enclosed porch which provides space for cloaks and boots storage.

ENTRANCE HALL The front door opens into a welcoming hallway which forms the centre of this bungalow. Two built-in cupboards, one a cloaks cupboard and the other housing the electric and gas meters. Access to the loft is from this area.

SITTING ROOM 18' 11" x 13' 5 max" (5.77m x 4.09m) A spacious, light, double aspect room which is generous enough to be a sitting / dining room if desired. A fireplace with inset gas fire makes a cosy focal point. A large window to the front gives a lovely outlook and an open doorway to the rear gives access to the sun room.

SUN ROOM 21' 2" x 6' 4" (6.45m x 1.93m) This lovely light room at the back of the house has wonderful vistas over the garden. Currently used as a dining room cum study, this flexible space could be used for a variety of different purposes such as a painting / hobby room, office or snug.

KITCHEN 10' 2" x 9' 2 max" (3.1m x 2.79m) The kitchen is fitted with a range of base units with laminate worktops and further range of wall cupboards. Stainless steel sink unit, built-in oven with grill, electric hob, extractor fan, integrated slimline dishwasher and washing machine. Space for upright fridge / freezer. A door gives access to the sun room at the rear.

BEDROOM 1 12' 10" x 11' 11 max" (3.91m x 3.63m) A spacious, bright and airy double aspect bedroom with built-in wardrobes.

BEDROOM 2 11' 2" x 9' 2 max" (3.4m x 2.79m) A good size double bedroom with built-in storage and window to rear overlooking the garden.

SHOWER ROOM Good size shower room comprising: wash hand basin with mixer tap; low level w.c and walk-in shower cubicle with Mira shower. Two windows to side. NB: If desired, there would be room for a bath if the space was reconfigured.

OUTSIDE The property, which sits on a generous corner plot, is approached over a brick paved driveway which provides off-street parking in front of the bungalow and single detached garage.

The beautiful garden, which is well screened by mature hedging, wraps round the property on two sides and is laid mainly to lawn with mature planting and trees. There is a lovely raised patio area by the house which is the perfect spot for sitting with a cup of tea or coffee and enjoying the garden. There is also plenty of storage space with a good size shed and covered area for the bins.

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

DIRECTIONS From our offices in Tenterden, proceed along the A28 towards St Michaels and turn right into Homewood Road opposite Homewood School. Carry on up this road, following the bend round to the left at the top of the hill. Continue on until you come to Knockwood Road on the right. Number 28 is the first bungalow on the left hand side.



Floor Plan

Approx. 99.9 sq. metres (1075.7 sq. feet)



Total area: approx. 99.9 sq. metres (1075.7 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.

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