



88 Henley Meadows,
St Michaels, Tenterden TN30 6EQ

**88 Henley Meadows,
St Michaels, Tenterden, Kent, TN30 6EQ
Offers in excess of £450,000**

This attractive and most spacious detached four bedroom family home, situated in a tucked away cul-de-sac location on a very popular residential development within walking distance of the centres of St Michaels and Tenterden, would suit any number of potential buyers and must be viewed to be fully appreciated.

The generous light, bright accommodation is presented in immaculate order throughout and has a modern, homely feel. The ground floor consists of a spacious kitchen / breakfast room, separate dining room, sitting room, welcoming entrance hall and useful cloakroom. To the first floor, there are four bedrooms, three of which are doubles, a family bathroom and en-suite shower room to the principal bedroom.

In addition, this property benefits from a beautifully maintained south facing garden, timber summerhouse, double garage and off-street parking.

Attractive detached 4 bedroom / 2 bathroom home

Beautifully maintained and immaculately presented

Established, popular residential development

Tucked away, quiet cul-de-sac location

Pretty enclosed south facing garden. Double garage / off-street parking

Walking distance of local amenities. Wide choice of good local schools

Good countryside walks on doorstep

Mainline stations at Headcorn and Ashford

SITUATION 88 Henley Meadows enjoys a convenient and popular setting close to 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 only a short distance away and offers a more comprehensive range of shopping, leisure and health facilities. This property also benefits from being very close to the old railway line and open fields that surround the town where there are many good walks to enjoy. 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 Ebbsfleet, Stratford and London St Pancras which takes about 37 minutes. St Michaels is served by several bus routes to the surrounding towns and villages.

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The accommodation comprises the following with approximate dimensions: The front door opens into a welcoming **ENTRANCE HALL** 9' 5" x 6' 2 max" (2.87m x 1.88m). Staircase to first floor with under stairs cupboard. Karndean floor. Doors to cloakroom, sitting room and kitchen / breakfast room.

CLOAKROOM Comprises low level w.c and wash hand basin with storage cupboard below.

SITTING ROOM 16' 4" x 11' 3 max" (4.98m x 3.43m) This spacious room has a comfortable feel. An attractive fireplace with inset coal effect gas fire makes a cosy focal point. Double doors open up to the dining room, making this a lovely sociable space for family and friends.

DINING ROOM 12' 5" x 9' 7 max" (3.78m x 2.92m) Handily positioned next to the kitchen, this sunny, spacious room is a lovely place for family get togethers. Sliding patio doors to one end give access to the patio and garden beyond. Door to kitchen.

KITCHEN / BREAKFAST ROOM 16' 4" x 7' 10" (4.98m x 2.39m) A well designed modern kitchen with a range of matching base units, drawers and cupboards with laminate worktops and two stainless steel sinks, one with a drainer.

Rangemaster oven with extractor above. Integrated dishwasher, washing machine and fridge with freezer box. Karndean floor. A breakfast bar at one end makes a handy place to eat or surf the web! An external door gives access to the patio beyond.

FIRST FLOOR LANDING Stairs from the ground floor lead to a first-floor landing where there is a cupboard housing the new combi boiler. Loft hatch.

BEDROOM 1 13' 2" x 9' 2 max" (4.01m x 2.79m) A spacious, calming room with good amounts of built-in storage.

The **EN-SUITE SHOWER ROOM** comprises shower cubicle, low level w.c, wash hand basin with mixer tap and heated towel rail.

BEDROOM 2 11' 5" x 9' 2 max" (3.48m x 2.79m) A lovely double bedroom with window to the side overlooking the garden.

BEDROOM 3 10' 2" x 8' 5 max" (3.1m x 2.57m) Bright double bedroom with windows to the front and side. Useful built-in cupboard above stairwell.

BEDROOM 4 10' 7" x 6' 9 max" (3.23m x 2.06m) An attractive single bedroom, currently used as a study. Window to front.

FAMILY BATHROOM) A modern suite comprising: panelled bath with mixer tap and shower over; pedestal wash hand basin with mixer tap; low level w.c and heated towel rail. Tiled floor and part tiled walls. Window to front.

OUTSIDE This property occupies an extremely convenient position in a tucked away cul-de-sac at the end of Henley Meadows, where a very handy alleyway provides a short cut to the centre of St Michael's. The property can be accessed either through the main door at the front of the property or via the kitchen door at the side.

To the front is a drive providing off-street parking for up to three cars and a **DOUBLE GARAGE**. The garage, which can also be accessed from the garden, has a boarded loft area, extremely useful for storage. A gate to the side of the house takes you through to a well maintained south facing garden where there are a number of different places to sit, eat and relax. In the corner is a lovely painted timber summerhouse which could be used for a number of different purposes.

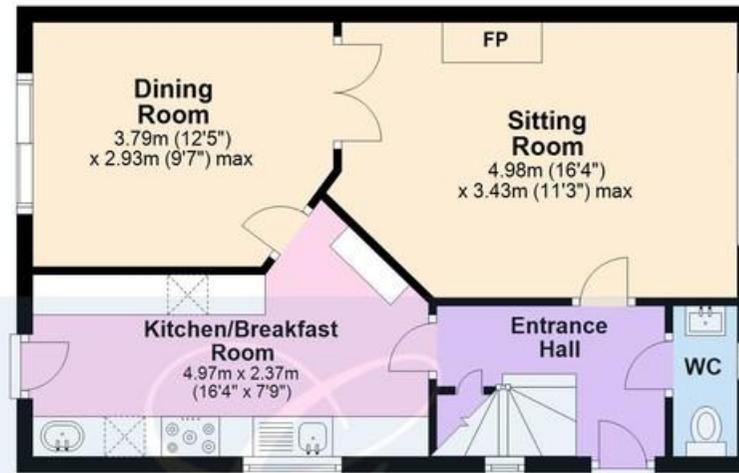
SERVICES Mains water, electricity, gas and drainage. EPC Rating: tba. Local Authority: Ashford Borough Council.

LOCATION FINDER what3words: cheerful.mixes.swan



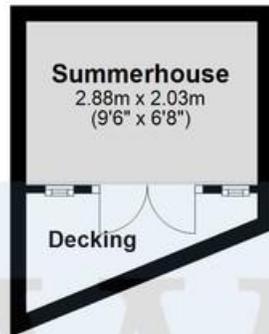
Ground Floor

Approx. 47.9 sq. metres (515.9 sq. feet)



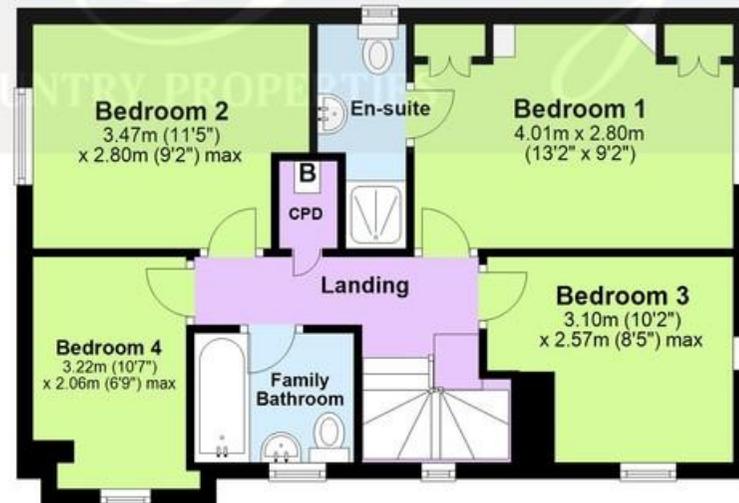
Outbuildings

Approx. 34.1 sq. metres (367.5 sq. feet)



First Floor

Approx. 49.0 sq. metres (527.2 sq. feet)



Total area: approx. 131.0 sq. metres (1410.5 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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