



37 Haffenden Road ,
Tenterden, Kent TN30 6QE

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Guide Price : £550,000

This attractive, deceptively spacious 3 bedroom bungalow is situated in a most favoured position at the end of a popular cul-de-sac, close to the centre of Tenterden and all its excellent range of shops and amenities.

The stylish living accommodation is presented to the market in immaculate order throughout and due to its flexible layout, could suit any number of different purchasers. There is an enclosed porch and entrance hall, a modern kitchen, dining room, spacious sitting room, two double bedrooms, a single bedroom, contemporary shower room and attached single garage.

This property also benefits from a good size driveway providing off-street parking for several cars and a low maintenance tiered rear garden which has been cleverly landscaped to provide different areas in which to sit and relax.

In addition, the old railway line and open countryside, both popular with walkers, are right on the doorstep. Viewing is highly recommended.

- Attractive detached 3 bedroom bungalow
- Deceptively spacious flexible accommodation
- Immaculate order with modern well fitted kitchen and shower room
- Low maintenance garden with terrace. Integral garage with potential (stpp)
- Driveway providing parking. Very sought after residential location
- Walking distance of the High Street. Stations at Ashford and Headcorn

SITUATION : 37 Haffenden Road enjoys a most convenient and sought after cul-de-sac location just a short distance from the historic High Street of Tenterden, with all its comprehensive range of shopping facilities and amenities. Tenterden is well known for its abundance of independent shops, small cafes and restaurants. It also boasts a beautiful tree lined avenue and many historic buildings, comprehensive national 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.

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 (about 37 minutes). Tenterden is served by several bus routes to the surrounding towns and villages.

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The accommodation comprises the following with approximate dimensions: **PORCH** 3' 6" x 2' 11" (1.07m x 0.89m) The front door leads into a useful enclosed entrance porch here there is room for boots and cloaks storage.

ENTRANCE HALL A second door leads to a welcoming hall which opens into the kitchen, sitting room and integral garage. Room for free standing furniture.

KITCHEN 9' 11" x 8' 8 max" (3.02m x 2.64m) The pretty kitchen has a range of matching wall and base units with laminate worktops to both sides. Eye level fitted Bosch electric oven and grill. Four ring gas hob with extractor above. Integrated under counter fridge. Stainless steel sink with drainer and mixer tap. Tiled floor. Open doorway to:

DINING ROOM 11' 0" x 8' 2" (3.35m x 2.49m) Being open to the kitchen makes this a sociable space, ideal for family meals and entertaining. A rear picture window gives a lovely framed view of the trees behind. Sliding patio doors link this room with the decked terrace beyond and a door to the other side of the room gives access to bedroom 1.

BEDROOM 1 10' 11" x 10' 2" (3.33m x 3.1m) A good size double bedroom with picture window overlooking the garden and trees to the rear. Good amount of built-in storage.

SITTING ROOM 16' 1" x 15' 1 max" (4.9m x 4.6m) A door from the hall leads into the spacious and very elegant sitting room. With its large sliding doors out onto the decked terrace beyond and its beautiful fireplace, this room is perfect on a summer day or cosy winter evening.

LOBBY A small inner lobby gives access from the sitting room to bedrooms 2 and 3, and the shower room. Airing cupboard housing hot water cylinder.

BEDROOM 2 10' 9" x 9' 6" (3.28m x 2.9m) Positioned at the front, this double bedroom could also serve as a second sitting room or snug. Large built-in wardrobe.

BEDROOM 3 8' 8" x 3' 9" (2.64m x 1.14m) Handily positioned next to the shower room, this room could serve as a third bedroom, study or dressing room to bedroom 2.

SHOWER ROOM A contemporary shower room comprising: corner shower and built-in storage unit housing concealed cistern w.c and inset wash hand basin with mixer tap. Heated towel rail. Tiled floor. Obscured glazed window to side.

OUTSIDE To the front of the property, which is set well back, is a good size drive providing parking for several cars. A gated access leads to the rear where there is a patio area to the side of the garage, ideal for storage. The rear garden which is very low maintenance, has been landscaped in tiers and comprises different areas of interest. Access to the lovely raised decked area can be gained via wooden stairs at the back of the property.

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

DIRECTIONS From our office in Tenterden, proceed along the A28 towards St Michaels. After a short distance you will go over a pedestrian crossing. Turn left immediately after this into Turners Avenue. Continue down Turners Avenue and turn right at the bottom of the hill into Haffenden Road. Number 37 can be found at the bottom of Haffenden Road, close to the end of the cul-de-sac on the left-hand side.



Floor Plan

Approx. 94.2 sq. metres (1014.4 sq. feet)



Total area: approx. 94.2 sq. metres (1014.4 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.
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