



**21 Golden Square,
Tenterden, Kent TN30 6RN**

21 Golden Square, Tenterden, TN30 6RN Offers in excess of £430,000

This attractive three bedroom / three bathroom end of terrace period property with off-street parking, is situated just a short walk from the desirable tree-lined High Street of Tenterden and would suit any number of different purchasers, including those looking for possible investment / rental opportunity.

On the ground floor there is a spacious, comfortable sitting room with working open fire, a dining room, pretty kitchen / breakfast room, a useful utility cum boot room and a shower room. To the first floor you will find the main bedroom with en-suite and a good size family bathroom, and to the second floor, two further bedrooms.

Outside, there are enclosed gardens front and rear and an off-street parking space. Just a short pretty walk to the High Street, this property is perfectly placed to take full advantage of all the many local facilities and amenities on offer. Viewing is highly recommended.

- Attractive end of terrace period property
- Large sitting room with period open fire
- 3 good size bedrooms and 3 bath/ shower rooms
- Would benefit from some modernisation
- Potential investment / rental opportunity
- Enclosed gardens front and rear. Off-Street parking for 1 vehicle
 - Sought after central Tenterden location
- Short walk to High Street & amenities. NO ONWARD CHAIN

SITUATION: 21 Golden Square is situated in a prime location just a short walk 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. In addition, there is a comprehensive range of national High Street shopping names, banks, leisure and health facilities. There are also a number of active clubs and societies in the town catering for all ages and a variety of educational opportunities exist, all of which are within walking distance of this property. This property also benefits from being 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).

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The accommodation comprises the following with approximate dimensions: SITTING ROOM 14' 11" x 14' 5 max" (4.55m x 4.39m) The front door opens into a good size sitting room which has a warm, welcoming feel with old pine floorboards. A Victorian fireplace which is working provides a cosy focal point. The large bay window to the front has a lovely aspect over Golden Square. To the rear, part glazed double doors lead through to the dining room.

DINING ROOM 11' 3" x 11' 0 max" (3.43m x 3.35m) Conveniently positioned between the sitting room and kitchen, the dining room has a feature fireplace, old pine floorboards and plenty of room for storage. Part glazed double doors to the kitchen make a lovely feature and link this room nicely with the kitchen, making it a sociable space for family meals and entertaining. Stairs to first floor.

KITCHEN / BREAKFAST ROOM 14' 2" x 8' 2 max" (4.32m x 2.49m) A light, bright kitchen with a range of cream shaker style units, both base and wall, with laminate worktops. Five ring gas hob with electric Bosch double oven below and extractor above. One bowl ceramic sink with drainer and mixer tap. Space for a table and chairs. Door to utility.

UTILITY Useful area for boots, cloaks and dirty dogs! Space and plumbing for washing machine and fridge / freezer. Doors to downstairs shower room and outside.

SHOWER ROOM White suite comprising corner shower, pedestal wash hand basin and low level w.c. Tiled floor and tiled walls.

FIRST FLOOR LANDING Stairs from the ground floor lead to a landing from which the main bedroom and family bathroom are accessed. Large built-in airing / drying cupboard housing Glow Worm boiler and hot water cylinder. Stairs to second floor.

BEDROOM 1 14' 11" x 9' 11 max" (4.55m x 3.02m) A spacious, light room with built-in eaves storage cupboard and to :

EN-SUITE SHOWER ROOM: White suite comprising corner shower, wash hand basin with storage under, and low level w.c. Traditional style heated towel rail / radiator.

FAMILY BATHROOM A spacious bathroom with white suite comprising: low level w.c, pedestal hand basin and panelled bath.

SECOND FLOOR LANDING A small landing with window to the side giving lovely views over the roof tops towards St Mildred's church.

BEDROOM 2 14' 3" x 11' 4 max" (4.34m x 3.45m) An attractive double bedroom with built-in cupboards and eaves storage. Window to front.

BEDROOM 3 12' 4" x 8' 11 max" (3.76m x 2.72m) A good size bedroom with built-in storage and access to eaves storage (unmeasured). This room could serve equally well as a home office or study. A large velux roof window brings in lots of natural light.

OUTSIDE To the front of the property, a brick path with parterre box either side invites you to the front door. Immediately to the rear of the house is a path and parking area for one vehicle. The rear garden, which is fenced and has a large mature grape vine and shed, is laid mainly to lawn. Please note there is also a gate which allows neighbours a right of pedestrian access to adjoining properties.

SERVICES Mains water, electricity, gas and drainage. EPC Rating: E. Local Authority: Ashford Borough Council. **DIRECTIONS** From our office in Tenterden, cross over the A28 into Oaks Road. Continue for a short distance until the road forks. Take the left fork and 21 Golden Square will be found after a very short distance on your left hand side (look for red post box on front wall).



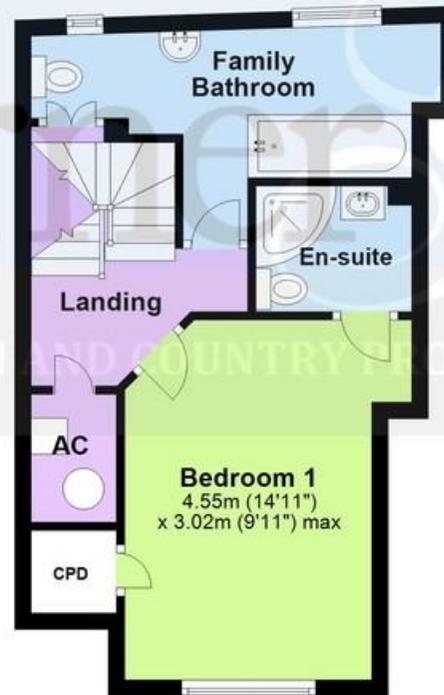
Ground Floor

Approx. 57.0 sq. metres (613.5 sq. feet)



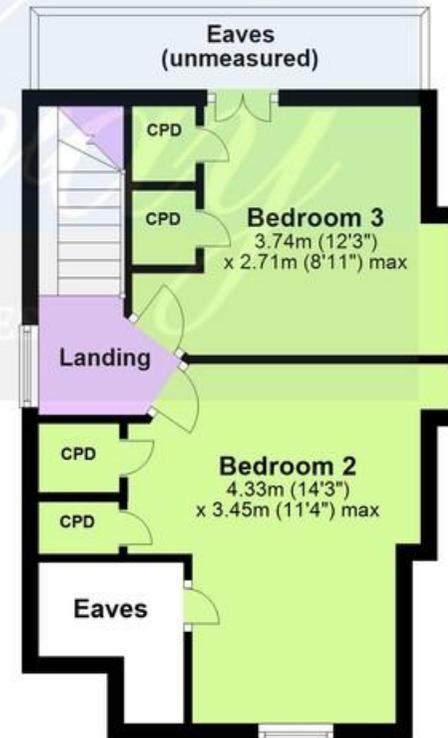
First Floor

Approx. 34.4 sq. metres (370.6 sq. feet)



Second Floor

Approx. 34.3 sq. metres (369.5 sq. feet)



Total area: approx. 125.8 sq. metres (1353.6 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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