



3 Springfield Avenue,  
St. Michaels, Tenterden, Kent TN30 6NJ

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**Offers In Excess Of £475,000**

**3 Springfield Avenue is a most attractive, modernised 3 bedroom bungalow with a good size garden and large detached workshop, situated in a most favoured, tucked away position within walking distance of the centres of Tenterden and St Michael's.**

**The accommodation comprises a hallway, sitting / dining room, kitchen, utility room, three bedrooms and shower room.  
To the front of the property is a driveway providing off-street parking for at least two cars and to the rear is a good-sized level south facing 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 mile distant.**

- **Attractive detached 3 bedroom bungalow**
  - **Recently decorated throughout**
  - **Good size south facing rear garden**
- **Outbuilding providing workshop / storage space**
  - **Driveway providing off-street parking**
  - **Sought after tucked away location**
  - **Walking distance of local amenities**
  - **Tenterden High Street 1 mile distant**
- **Mainline stations at Headcorn and Ashford**
  - **NO ONWARD CHAIN**

**Viewing by appointment through WarnerGray 01580 766044**

[www.warnergray.co.uk](http://www.warnergray.co.uk)  
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**The accommodation comprises the following with approximate dimensions :**

#### **HALLWAY**

The front door opens into a hallway which forms the centre of the bungalow and from which all the other rooms, apart from the kitchen and utility, are accessed. Loft hatch. Laminate floor.

#### **SITTING / DINING ROOM**

22' 8" x 10' 0 max" (6.91m x 3.05m) A large, light double aspect room with picture window to the rear overlooking the garden. Room for sitting and dining if desired. French doors to the side give access to the patio and garden beyond. Open doorway to kitchen / utility.

#### **KITCHEN**

10' 8" x 5' 10 max" (3.25m x 1.78m) Range of base units with laminate worktops. One bowl stainless steel sink with drainer. Free standing oven with extractor above. Space for dishwasher. Wall cupboard. Laminate floor. Window overlooking rear garden.

#### **UTILITY**

10' 11" x 5' 10 max" (3.33m x 1.78m) A good size utility with fitted base units, laminate worktop and one bowl stainless steel sink and drainer. Built-in cupboard. Space for washing machine, dryer and additional white goods. Worcester Boiler. Laminate floor. Window and external door to side.

#### **BEDROOM 1**

12' 11" x 12' 2 max" (3.94m x 3.71m) A spacious double bedroom with built-in storage and bay window to the front.

#### **BEDROOM 2**

13' 0" x 9' 10" (3.96m x 3m) A good size double bedroom with bay window to the front. Laminate floor.

#### **BEDROOM 3**

9' 11" x 8' 5" (3.02m x 2.57m) The smallest of the three bedrooms, this could just as easily be used as a study or office space. Window overlooking rear garden.

#### **SHOWER ROOM**

A modern suite comprising: shower cubicle with sliding door; wash hand basin; low level w.c and heated towel rail. Tiled walls and window to rear.

#### **OUTSIDE**

The bungalow is fronted by an area of garden to one side and a driveway providing off -street parking to the other. If desired, it would certainly be possible to extend the driveway to provide more off-street parking.

Double gates to the left hand side of the property lead to a covered area, handy for the storage of bins. This in turn leads you through to the good size, level, south facing garden which is laid mainly to lawn. A large detached outbuilding provides useful workshop / storage space.

#### **SERVICES**

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

#### **LOCATION FINDER**

what3words: stuff.print.broth

**SITUATION:** This property enjoys a most convenient location within easy reach of the historic High Street of Tenterden, with its comprehensive range of shopping, health and leisure facilities. It also benefits from being within walking distance of the village of St Michael's which offers a number of local amenities including a well stocked convenience store which is just a short walk away.

Headcorn Station offers services to London taking about an hour. Ashford International has the high-speed service to London St Pancras (about 37 minutes). Tenterden is served by several main bus routes to the surrounding towns and villages and a Tenterden Hopper Service has been introduced, designed to improve accessibility to the surrounding rural villages.

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**Floor Plan**  
Approx. 105.4 sq. metres (1135.0 sq. feet)



**Total area: approx. 105.4 sq. metres (1135.0 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.  
Plan produced using PlanUp.

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