



**67 Henley Meadows,
St Michaels, Tenterden, Kent TN30 6EN**

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Offers in excess of £450,000**

This attractive, deceptively spacious detached three-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 ground floor consists of a modern fitted kitchen, separate dining room, good size sitting room, conservatory, useful utility area, cloakroom and enclosed entrance porch. To the first floor, there are three bedrooms, all of which could be doubles, a family bathroom and en-suite shower room to the principal bedroom.

In addition, this property benefits from an enclosed garden to the rear, off-street parking and single attached garage offering the possibility to extend the living accommodation should anyone wish to, subject of course to the necessary permissions. Viewing is highly recommended to appreciate all this property has to offer and to avoid disappointment.

- **Attractive detached 3 bedroom / 2 bathroom home**
 - **Potential to convert attached garage (stp)**
 - **Established popular residential development**
 - **Enclosed rear garden / Conservatory**
 - **Attached single garage / Driveway for parking**
 - **Walking distance of all local amenities**
 - **Centre of St Michaels & Tenterden close by**
- **Wide choice of good local schools including Grammars**
- **Old railway line & good countryside walks on doorstep**
 - **Mainline stations at Ashford and Headcorn**

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Warner Gray



The accommodation comprises the following with approximate dimensions :

ENTRANCE HALL

4' 5" x 2' 11 max" (1.35m x 0.89m) The front door opens into a useful enclosed porch. Handy for cloaks, boots and bags storage.

SITTING ROOM

14' 2" x 10' 11 max" (4.32m x 3.33m) This spacious room has a comfortable feel. An attractive fireplace with electric fire makes a cosy focal point. This room is open to the dining room, making it a lovely sociable space for family and friends. Stairs to first floor.

DINING ROOM

12' 1" x 8' 1 max" (3.68m x 2.46m) Handily positioned between the kitchen and the sitting room, this good size room is a lovely place for family get togethers. Sliding patio doors to one end give access to the conservatory beyond. Door to kitchen.

KITCHEN

9' 7" x 9' 7 max" (2.92m x 2.92m) A well designed modern kitchen with a range of matching base units, drawers and cupboards with laminate worktops and one and a half bowl stainless steel sink with drainer and mixer tap. Rangemaster oven. Integrated dishwasher, fridge and freezer. Large window giving views over garden.

UTILITY AREA

7' 2" x 4' 7 max" (2.18m x 1.4m) A useful area with wall and base units, worktop and sink with drainer. Space and plumbing for washing machine. Door to outside.

CLOAKROOM

Wash hand basin and low level w.c. Open storage area under stairs.

CONSERVATORY

11' 3" x 8' 6 max" (3.43m x 2.59m) This space could serve a number of different functions including as a snug, home office, play room or simply somewhere to sit, relax and enjoy the garden.

FIRST FLOOR LANDING

12' 5" x 5' 11 max" (3.78m x 1.8m) Stairs lead to an airy landing which has a large built-in cupboard and access to loft.

BEDROOM 1

14' 7" x 9' 9 max" (4.44m x 2.97m) A good size room with built-in storage and en-suite shower room.

EN-SUITE SHOWER ROOM

Comprises: shower cubicle, wash hand basin and low level w.c.

BEDROOM 2

13' 6" x 9' 5 max" (4.11m x 2.87m) A spacious double bedroom with good amounts of built-in storage.

BEDROOM 3

9' 11" x 8' 1" (3.02m x 2.46m) Bright bedroom with window to the front. Could serve as a small double bedroom or study if required.

FAMILY BATHROOM

A modern suite comprising: P-shaped panelled bath with mixer tap and shower over, wash hand basin with storage below and low level w.c.

OUTSIDE

To the front of the property is a small garden and a driveway providing parking in front of an attached **GARAGE** (16'10 x 8'3 max). NB: The position and size of the garage offers the potential to extend the living accommodation if desired, subject of course to the necessary permissions.

To the side of the property is a gated access which leads to an enclosed garden, where there is a patio, grassed area and greenhouse.

Please note that the hot tub and cover is not included in the sale, but the decked area it stands on belongs to this property.

SERVICES

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

LOCATION FINDER

what3words: ferried.trophy.downward

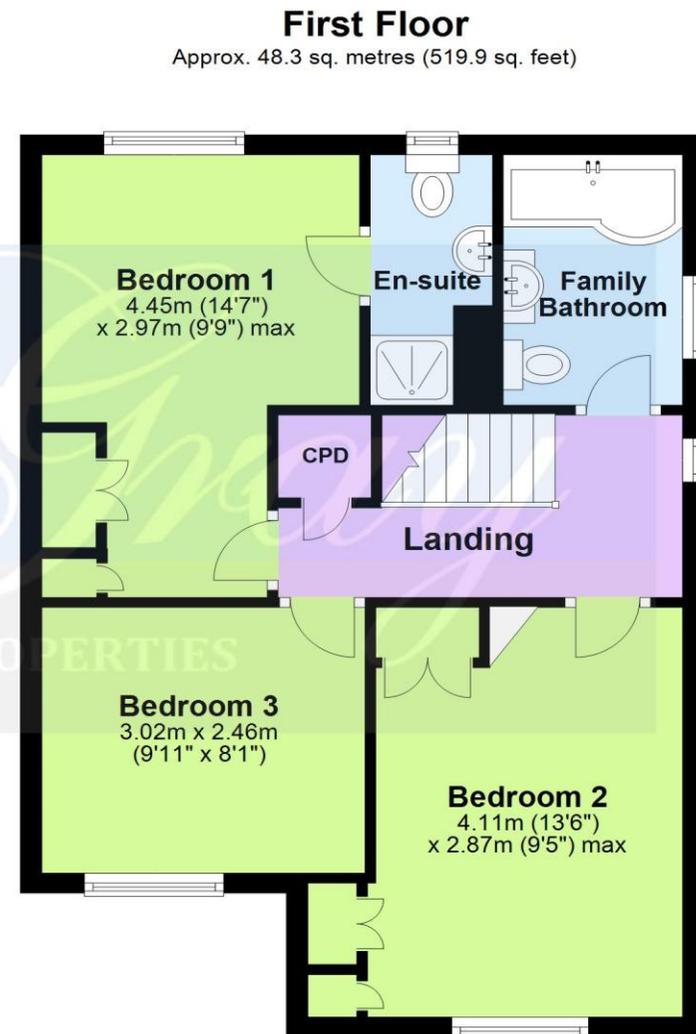
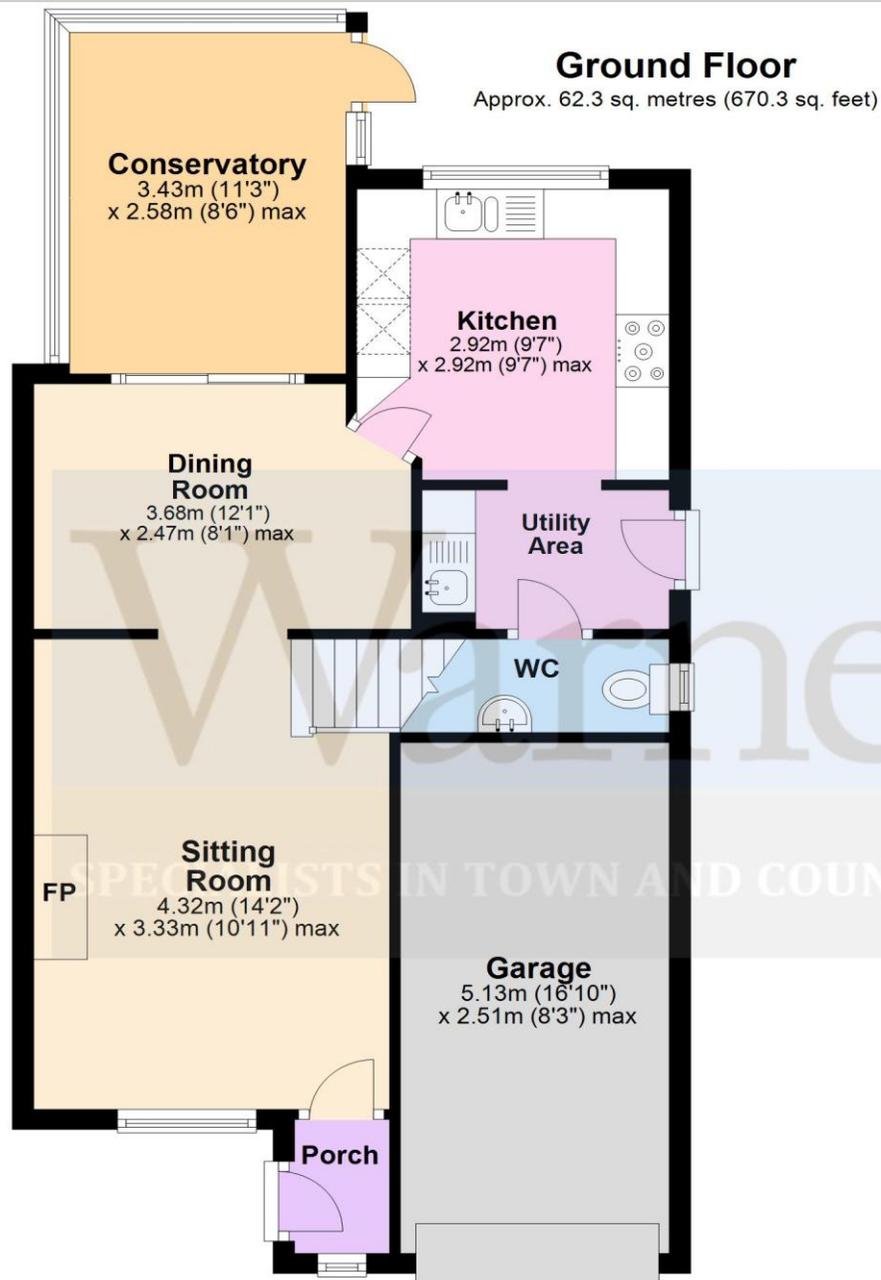
SITUATION: 67 Henley Meadows enjoys a convenient and popular setting close to the centre of the thriving community of St Michaels, with its range of local amenities including local convenience store, hardware shop, garage, hairdressers, post office, take away and well regarded primary and secondary schools.

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 London St Pancras which takes about 37 minutes. St Michaels is served by several bus routes to the surrounding towns and villages.

**Viewing by appointment through WarnerGray
01580766044**





Total area: approx. 110.6 sq. metres (1190.2 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. NB: The garage is included within the total square footage.

Plan produced using PlanUp.



