



**SIBLEY PARES**

**CHARTERED SURVEYORS & ESTATE AGENTS**



**Silver Birch Road,**  
Headcorn, Kent, TN27 9FA

**GUIDE PRICE £345k to £355k**

# Silver Birch Road,

Headcorn, Kent, TN27 9FA

## Key Features

- Two Bedroom Semi-Detached Home
- Modern Fitted Kitchen with Integrated Appliances and Ceramic Floor Tiling
- Conveniently Located
- Just Over 3 Years Old
- Downstairs Cloakroom
- Off Street Parking for Two Vehicles & EV Charging Point

## Description

Two bedroom semi detached home forming part of the popular Kings Oak Park development. The property is conveniently located within walking distance of Headcorn high street and rail station.

This home is only 3 and a half years old and comprises entrance hall, modern fitted kitchen with integrated appliances and ceramic floor tiling, spacious open plan living/dining room with a large storage cupboard and french doors opening out onto the rear garden, downstairs cloakroom, primary bedroom with built in wardrobes, a second double bedroom and a fully tiled family bathroom with shower over bath.

The property also benefits from a driveway with parking for two vehicles, and an EV Charging Point, a private, South West facing garden with a large patio / seating area with the remainder turfed and the remainder of a 10 year Premier Structural Warranty.

Estate charge of £400.18 per annum.



# Silver Birch Road,

Headcorn, Kent, TN27 9FA

## Location

An idyllic location nestled between designated Areas of Natural Beauty and situated on the river Beult, the historic village of Headcorn has plenty to offer. As one of the largest villages in the area, it boasts its own railway station with excellent connections to London and the South East, while neighbouring Maidstone is just eight miles away.

The local high street, comprised of quaint shops, tearooms, and country pubs, offers you an opportunity to embrace a village lifestyle, whilst still having access to a host of essential local amenities. In the heart of this charming village you'll find the local church and village hall, hosting a series of seasonal events connecting the community. There is also the opportunity to join one of the many social or sports clubs. Those who prefer to be the master of their own adventures can enjoy exploring one of the many cycle routes, walks and bridle paths located within the area. On your doorstep is a popular local primary school, with choices of secondary, comprehensive and grammar schools close by.

For all Viewings and Enquiries contact:



**Mr Mitchell Bourner MNAEA MARLA**  
mitchell.bourner@sibleypares.co.uk



**Mr Marcus Monger**  
marcus.monger@sibleypares.co.uk



**SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS

**01622 673086**

**sibleypares.co.uk**



**SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS





# Floorplan and Dimensions

Score	Energy rating	Current	Potential
92+	<b>A</b>		96 A
81-91	<b>B</b>	83 B	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



GROUND FLOOR  
APPROX. FLOOR AREA  
382 SQ.FT.  
(35.46 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
382 SQ.FT.  
(35.46 SQ.M.)

TOTAL APPROX. FLOOR AREA 763 SQ.FT. (70.92 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Zone Media ©2024

NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.  
MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares. Please note that in accordance with Money Laundering Regulations, we are now required to obtain proof of identity for purchasers.



**1 Ashford Road, Maidstone, Kent ME14 5BJ**  
sibleypares.co.uk | Maidstone (01622) 673086 | Ashford (01233) 629281

Partners: Sarah Raggett, BSc (Hons) MRICS | Phillip Hubbard, BA (Hons) MRICS  
Sibley Pares Chartered Surveyors is a trading name of Sibley Pares LLP  
Registered in England and Wales No: OC400776. | Registered as above. | VAT Reg No: 218 5130 30.