



**SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS

**Silver Birch Road**

Headcorn, Ashford, Kent, TN27 9FA

**£500,000**



# Silver Birch Road

Headcorn, Ashford, Kent, TN27 9FA

## Key Features

- Three Bedroom Detached Family Home
- Parquet Flooring Throughout the Ground Floor
- Garage and Driveway
- Quartz Worksurfaces
- Landscaped Rear Garden with Summer House
- Walking Distance to Headcorn Station and High Street

## Description

Three bedroom detached family 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. The property has been further upgraded by the current owners with parquet flooring throughout the ground floor, venetian shutters to the front of the property and quartz work surfaces in the kitchen.

This home is only 2 years old and comprises entrance hall with under stairs storage, modern fitted kitchen with integrated appliances and quartz work surfaces, spacious living with french doors opening out onto the rear garden, downstairs cloakroom with storage, primary bedroom with built in wardrobe and en suite shower room, a second double bedroom, third bedroom and family bathroom with shower over bath.

The property also benefits garage and driveway with EV charging point, private landscaped rear garden with a large patio/seating area with the remainder turfed, a summer house with power and lighting which would make an ideal home office or gym and the remainder of a 10 year Premier structural warranty.



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## 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:**



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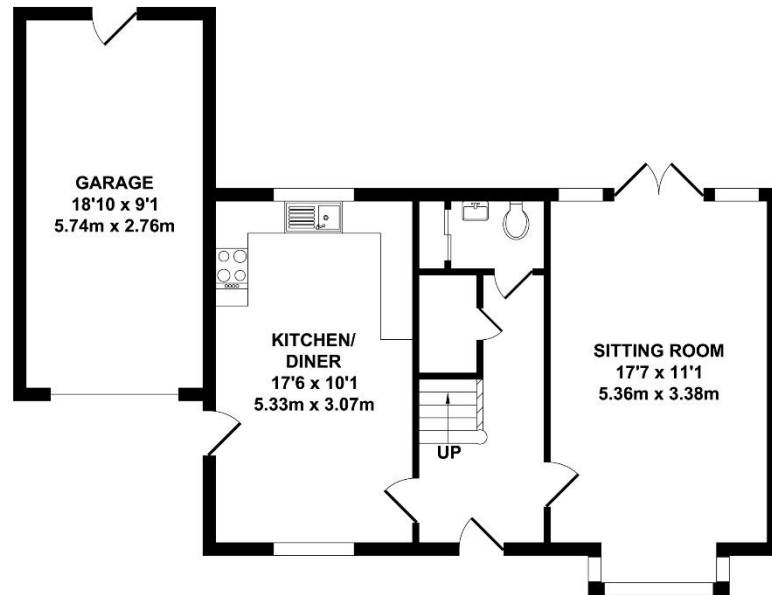




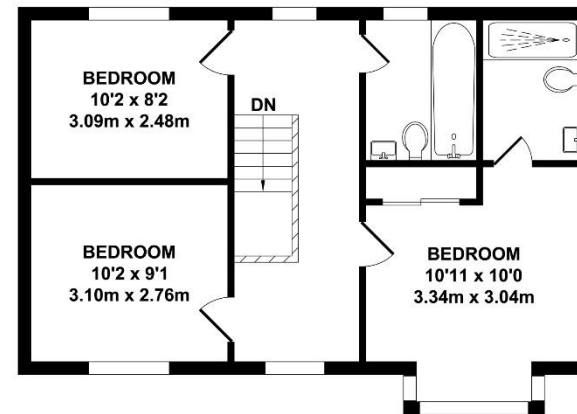




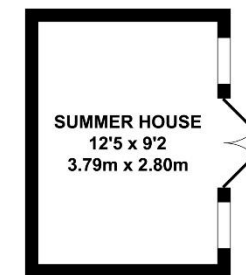
# Floorplan and Dimensions



GROUND FLOOR  
APPROX. FLOOR AREA  
682 SQ.FT.  
(63.40 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
506 SQ.FT.  
(46.98 SQ.M.)



OUTBUILDING  
APPROX. FLOOR AREA  
114 SQ.FT.  
(10.61 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1302 SQ.FT. (120.99 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.

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NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

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