

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Simon Miller & Company. REF: 1063891



Downs Close, Headcorn, Ashford, TN27
 Approximate Area = 868 sq ft / 80.6 sq m
 Garage = 142 sq ft / 13.2 sq m
 Total = 1010 sq ft / 93.8 sq m
 For identification only - Not to scale

GUIDE PRICE £350,000 - £375,000

EPC RATING: C

21 DOWNS CLOSE, HEADCORN, TN27 9UG





Located in this quiet residential cul de sac, within easy reach of the centre of the village is this link-detached family home. Presented in good condition throughout, the property offers three bedrooms, open plan lounge/dining room, downstairs cloakroom and kitchen with utility and integral access to the single garage. Outside there is off street parking to the front and to the rear, a secluded paved garden with mature flower and shrub borders. Offered Chain Free.

Downs Close is a popular road, a short level walk to both the mainline train station with regular services into London Charing Cross and the High Street, which offers a mix of local shops and cafes, Sainsbury's Local, Costa Coffee and popular pubs, The George and Tap Room. With a modern doctor's surgery close by, the well regarded Headcorn Primary School and children's playground are also within easy reach.

MATERIAL INFORMATION

**Freehold
Council Tax Band (E)
EPC Report (C)**



- **LINK DETACHED FAMILY HOME**
- **THREE BEDROOMS**
- **OPEN PLAN LOUNGE/DINING ROOM**
- **KITCHEN WITH UTILITY AREA**
- **DOWNSTAIRS CLOAKROOM**

- **INTEGRAL GARAGE AND OFF STREET PARKING**
- **QUIET CUL DE SAC LOCATION**
- **PRESENTED IN GOOD CONDITION THROUGHOUT**
- **WALKING DISTANCE TO THE CENTRE OF THE VILLAGE**
- **OFFERED CHAIN FREE**

JB1235 021223/270224/030424HE

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

36 KING STREET, MAIDSTONE, KENT, ME14 1BS | 01622 691255 | MAIDSTONEALES@SIMONMILLER.CO.UK