

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Simon Miller & Company. REF: 1349411



4 Clerks Field, Ashford, TN27 9QJ

Price Guide £400,000
EPC RATING: D





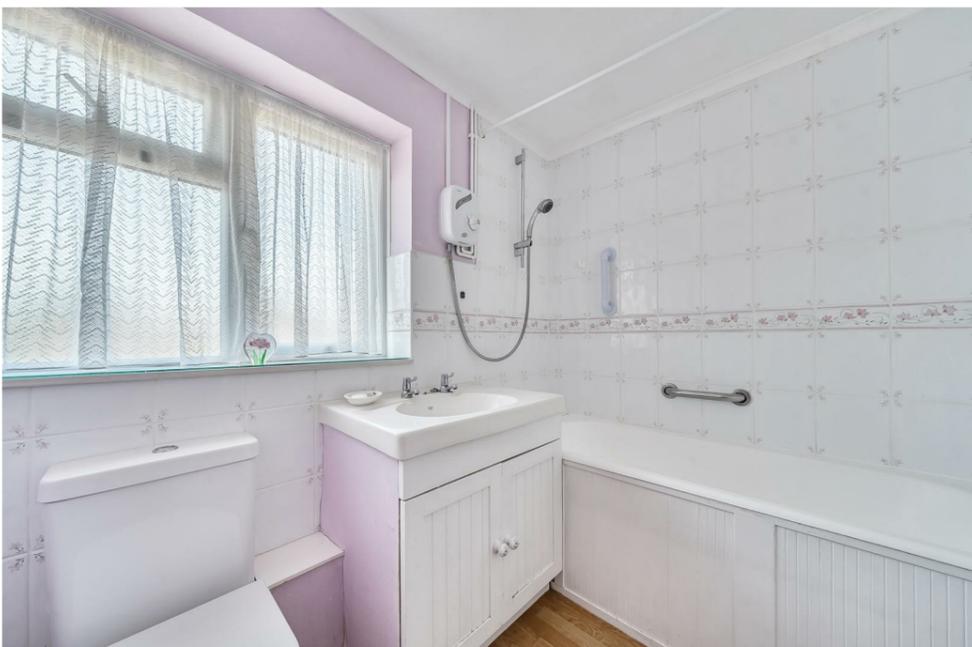
Offered chain free, this extended semi detached house is located in this quiet cul de sac, only a stones throw from the centre of the village. With three reception rooms, conservatory and downstairs cloakroom, upstairs, the property offers three bedrooms served by a three piece family bathroom.

Outside, there is off street parking for one car leading to the detached single garage with lawn and mature tree beside. Gated access leads to the large rear gardens, with paved patio and lawn surrounded by mature flower and shrub beds weeping Crab Apple tree and conifer hedge screen to the side.

This quiet residential cul de sac is located moments away from the centre of this popular village, which offers a mix of independent shops and restaurants, Sainsbury's Local and Costa Coffee and the popular George and White Horse Public Houses. With well regarded Primary School and playing fields nearby, this busy village and community also offers TWO Village Halls and a MAINLINE TRAIN station with regular services into London. The larger town of Tenterden is approximately 10 miles distant, with its greater range of shopping and leisure facilities.

MATERIAL INFORMATION

Freehold
Council Tax Band D
EPC Report D



- Offered Chain Free • Village Cul De Sac Location • Extended Semi Detached Home • Three Bedrooms • Conservatory Addition • Downstairs Cloakroom and Family Bathroom • Garage and Own Driveway • Large Mature Rear Gardens

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.

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