



## 4 Golden Square

Tenterden, Kent TN30 6RN

CHAIN FREE

A BEAUTIFUL THREE BEDROOM, TWO BATHROOM GEORGIAN HOUSE WITH A PRETTY COURTYARD GARDEN IN THE HIGHLY SOUGHT AFTER GOLDEN SQUARE.

ASKING PRICE £535,000

## 4 Golden Square

Tenterden



- CHAIN FREE
- KITCHEN/BREAKFAST ROOM
- TWO BATHROOMS
- UNRESTRICTED ON ROAD PARKING CLOSE BY
- BEAUTIFUL THREE BEDROOM GEORGIAN HOUSE
- LANDING WITH STUDY AREA
- PRETTY REAR GARDEN
- SPACIOUS SITTING ROOM WITH WOOD BURNER
- PERIOD FEATURES THROUGHOUT
- CLOSE TO TENTERDEN HIGH STREET

### CHAIN FREE

A charming three bedroom Georgian house located in the highly sought after Golden Square. This stylish property boasts many character features such as oak flooring, original fireplaces and exposed beams.

There is a spacious sitting room with wood burner and shutters to the windows. A beautiful kitchen/breakfast room with butler sink and access to the garden. The landing has a study area and a bedroom with a beautiful fireplace and bathroom. The second staircase leads to two double bedrooms, one with en suite shower room.

The property has a pretty rear garden with a seating area and brick built store room. Close to Tenterden high street and approximately 12 miles to Ashford International station.



### Directions

From Tenterden High street proceed towards the A28, after the traffic lights at the end of the High Street turn down Oaks Road. Golden Square is on the left as the road bends to the right. The property can be found at the start of Golden Square.



# Floor Plan



TOTAL FLOOR AREA : 965 sq.ft. (89.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 83        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 66                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |