



Moloney
COUNTRY PROPERTY



127 HIGH STREET TENTERDEN

127 HIGH STREET, TENTERDEN, KENT. TN30 6JS

AN END OF TERRACE 3 BED CHARACTER COTTAGE, LOCATED IN A SOUGHT AFTER LOCATION IN THE MIDDLE OF THE HIGH ST, WELL SET BACK FROM THE ROAD. OFFERING SCOPE TO IMPROVE, ACCOMMODATION INCLUDES, 3 BEDROOMS, BATH/SHOWER ROOM, 2 RECEPTION ROOMS & KITCHEN, ALONG WITH A DETACHED STUDIO/HOME OFFICE. PRETTY PART WALLED COTTAGE GARDENS. CHAIN FREE.

ACCOMMODATION LIST: ENTRANCE HALL, WALK-IN CLOAKS CUPBOARD, SITTING ROOM, DINING ROOM, CLOAKROOM, KITCHEN, STAIRS TO FIRST FLOOR LANDING, 3 BEDROOMS, BATH AND SHOWER ROOM. ENCLOSED REAR GARDEN, DETACHED STUDIO/HOME OFFICE/STORE. GFCH.



Steps to:

Front door to:

ENTRANCE HALL: Part painted panelled walls. Walk-in cloaks cupboard with hanging rail and shelves. Double doors to:

SITTING ROOM: Window with some secondary glazing to the front. Fireplace on tiled hearth. Picture rail, dado rail, shelved recess. Doors to:

DINING ROOM: Window enjoying views over the rear garden. Wooden fire surround with tiled hearth. Picture rail, dado rail. Shelved recess. Door to stairs to the first floor. Door to small lobby with further door to:

CLOAKROOM: Fitted with WC & small wall mounted hand basin.

KITCHEN: Double glazed window with door leading out to the rear garden. Fitted with range of white base and wall units with woodblock laminate worktop over, inset with 1 1/2 bowl, single drainer, stainless steel sink unit. Electric hob with concealed extractor over, Zanussi electric fan assisted oven below, stainless steel splashback. Plumbing for washing machine. Integrated larder fridge and freezer, dishwasher. Worcester gas fired boiler. Tiled floor. Inset ceiling lights.

Staircase to the first floor landing with Velux window over. Matching doors to all rooms.

GUIDE PRICE £475,000



BEDROOM ONE: Wooden window to the front with secondary double glazing. Picture rail. Wall light points. Wardrobe cupboard with hanging rails.

BEDROOM TWO: Double glazed window enjoying views over the garden to the rear. Wall light points. Double doored wardrobe cupboard. Fire surround inset with cast iron ducks nest style fire.

BATH AND SHOWER ROOM: Double glazed window to the rear. Fitted with white suite comprising WC pedestal hand basin, painted panel bath and corner, fully tiled shower cubicle. Ceramic tiled floor, extractor.

BEDROOM THREE: Window with secondary double glazing to the front. Fire surround inset with cast iron ducks nest style fire. Double doored wardrobe cupboard with matching cupboards above. Picture rail, wall light points.

OUTSIDE: The property is approached from the front directly from the High St. The delightful part walled rear garden is beautifully planted with a colourful array of cottage garden plants & an apple tree. A brick paved pathway gives access to the detached studio/home office. A gate in the rear boundary gives access to the rear.

SERVICES: All mains services are connected. Gas central heating.

FLOOR AREA: 97 m² (1,044 ft²) Approx.

EPC RATING: 'E'

LOCAL AUTHORITY: Ashford Borough Council.

COUNCIL TAX BAND: 'C'

TENURE: Freehold

TRANSPORT LINKS: For the commuter, Staplehurst and Headcorn stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe. The Motorway network (M20) can be easily accessed at Junction 8 via the A274/B2163 (at Leeds Castle).

DIRECTIONS: Heading north on the A28 into Tenterden, continue straight ahead into the High St, through the East Cross traffic lights. No 127 will be found on the right hand side.

What3Words (Location): [///albums.fund.heap](https://www.what3words.com/#!/albums.fund.heap)

VIEWINGS: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.





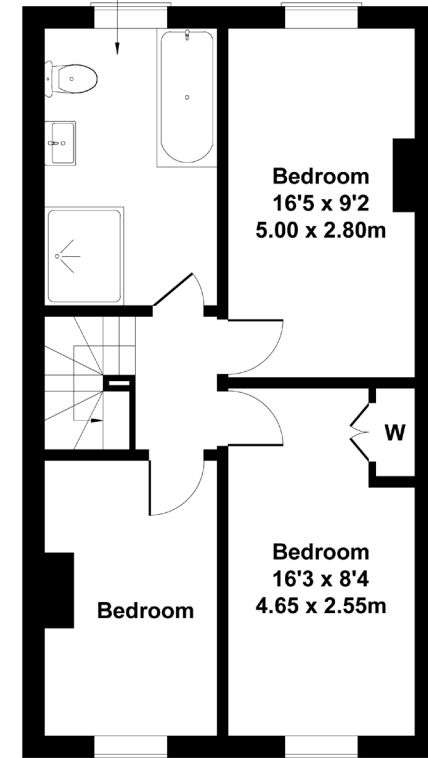
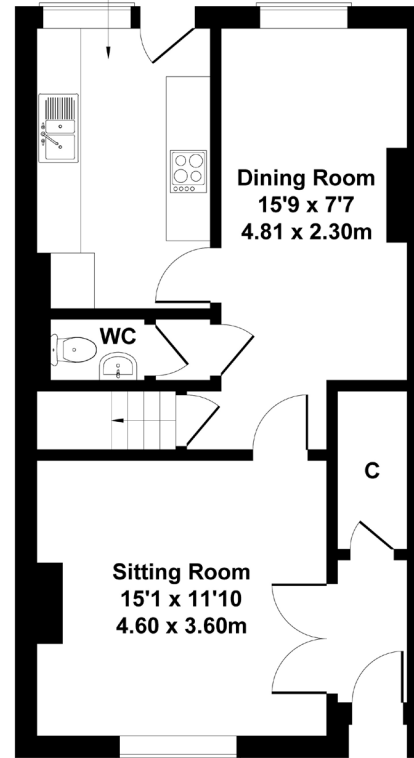
127 High Street

Approximate Gross Internal Area
1044 sq ft - 97 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	44 E	
21-38	F		
1-20	G		

Kitchen
12'10 x 7'9
3.91 x 2.37m

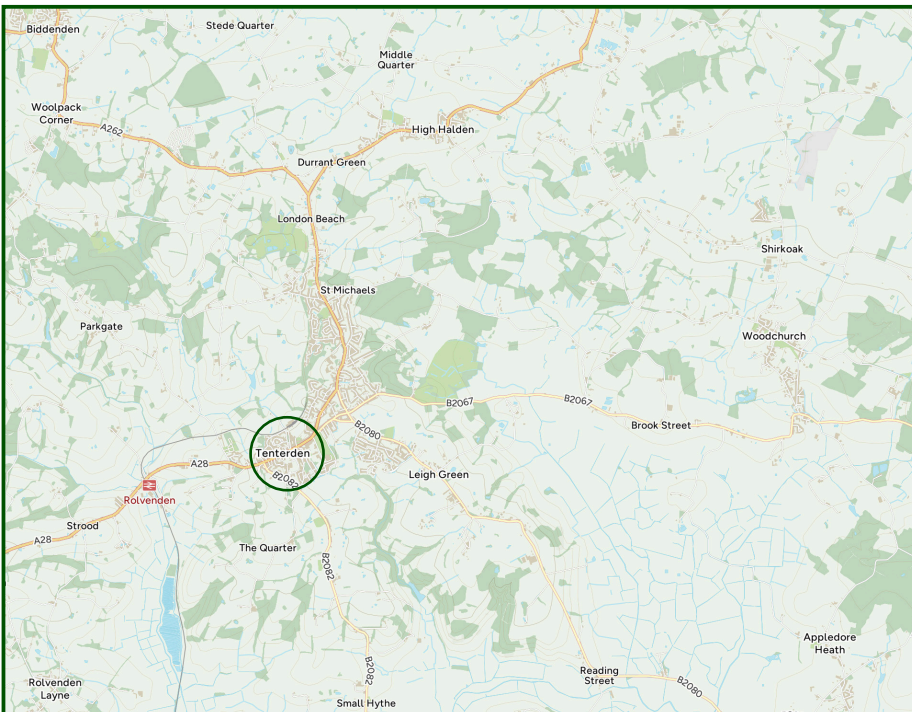
Bathroom/Shower Room
13'1 x 8'0
4.00 x 2.44m



GROUND FLOOR

FIRST FLOOR

Not to Scale.
For Illustrative Purposes Only.



IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

MOLONEYCOUNTRYPROPERTY.COM

[EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM](mailto:SALES@MOLONEYCOUNTRYPROPERTY.COM)

TELEPHONE: 01797 253000 or 01580 212828