



**Moloney**  
COUNTRY PROPERTY



**6 WESTWELL COURT TENTERDEN**

## 6 WESTWELL COURT, TENTERDEN, KENT. TN30 6TS

---

**CHAIN FREE. A 4 BED, MID TERRACE HOUSE, NOW IN NEED OF UPDATING AND REFURBISHMENT, LOCATED IN A SOUGHT AFTER, TUCKED AWAY, QUIET RESIDENTIAL CLOSE, WITHIN WALKING DISTANCE OF THE HIGH ST. ARRANGED OVER 3 FLOORS, THE ACCOMMODATION INCLUDES A SITTING ROOM, KITCHEN, LARGE CONSERVATORY, CLOAKROOM, 3 FIRST FLOOR BEDROOMS & BATHROOM AND A SECOND FLOOR BEDROOM, ALONG WITH AN ENCLOSED REAR GARDEN, PARKING AND GARAGE. GFCH.**

ACCOMMODATION LIST: ENTRANCE HALL, CLOAKROOM, SITTING ROOM, KITCHEN, CONSERVATORY, 3 FIRST FLOOR BEDROOMS, BATHROOM, SECOND FLOOR BEDROOM. FRONT GARDEN, GOOD SIZE ENCLOSED REAR GARDEN. PARKING, GARAGE, GFCH.



Pathway to the front door to:

**ENTRANCE HALL:** Stairs to the first floor. Opening to the kitchen, door to the sitting room. Door to:

**CLOAKROOM:** Window to the front. Fitted with white suite comprising WC & hand basin.

**SITTING ROOM:** Picture window to the front, large window looking through to the conservatory. Wooden fire surround with marble slips & matching hearth. Cork tiled floor. TV point.

**KITCHEN:** Fitted with comprehensive range of painted base and wall units with worktop inset with ceramic sink unit. Electric hob with Bosch oven below, concealed extractor over. Plumbing for washing machine. Vinyl floor. Door to the:

**CONSERVATORY:** Wall to wall windows with door leading out to the rear garden. Tile effect vinyl floor.

Turned staircase to the first floor:

**LANDING:** Matching doors to all rooms. Staircase to the second floor.

**BEDROOM ONE:** Window to the front. Built in wardrobe cupboards

**BEDROOM TWO:** Window to the rear. Linen cupboard, cupboard housing gas boiler.

---

**GUIDE PRICE £395,000**



Wardrobe cupboard.

**BATHROOM:** Obscure glazed window to the rear. Fitted with white suite comprising WC, hand basin & painted panelled bath in tiled surround. Storage cupboards.

**BEDROOM FOUR/NURSERY/STUDY:** Window to the front.

Stairs to the second floor:

**SECOND FLOOR BEDROOM THREE:** Velux window to the rear. Part sloping ceiling. Eaves storage cupboards

**OUTSIDE:** The property is approached over paved pathways, through lawned open plan gardens from the parking area. There is a garage en-bloc to the side. The rear garden is fully enclosed, mainly laid to lawn with planted beds and borders and a decked terrace area leading into the conservatory. A pedestrian gate on the rear boundary leads directly out to the Rolvenden Rd.

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

**FLOOR AREA:** 134 m<sup>2</sup> (1,442 ft<sup>2</sup>) Approx.

**EPC RATING:** 'C'

**LOCAL AUTHORITY:** Ashford Borough Council.

**COUNCIL TAX BAND:** 'E'

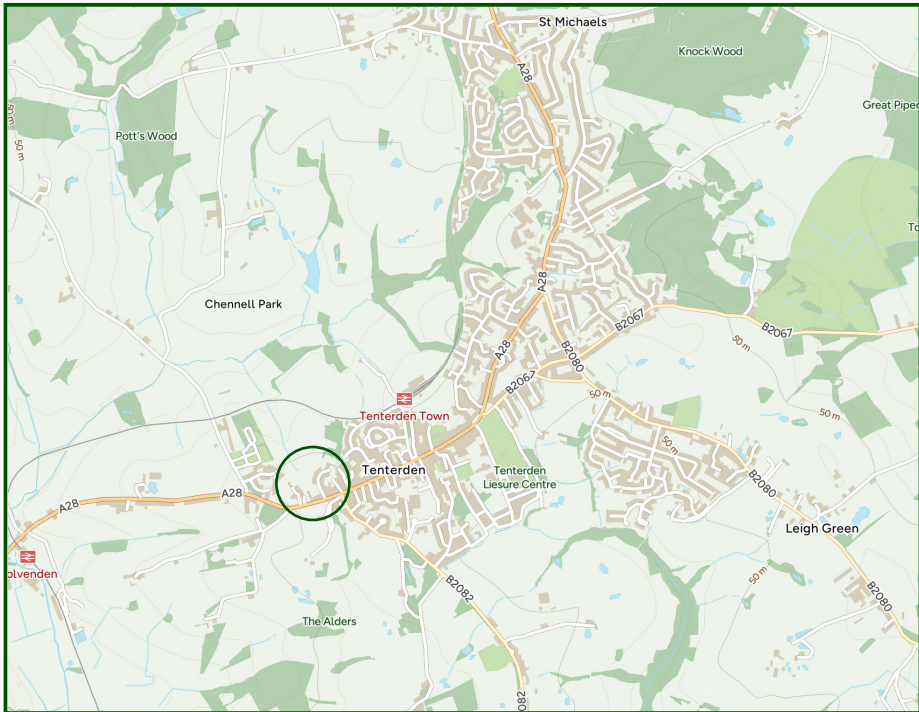
**TENURE:** Freehold

**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:** Travelling north towards Ashford on the A28, continue through Rolvenden to Tenterden. Shortly before the traffic lights at West Cross, turn left into Westwell Court. No 6 will be found on the left, beyond the parking area.

**What3Words (Location):** [///certified.took.irritable](https://www.what3words.com/certified/took/irritable)

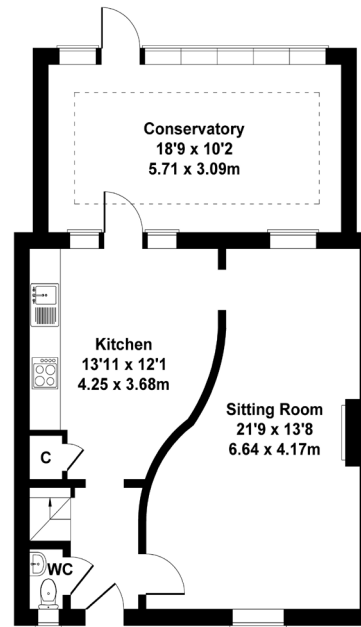
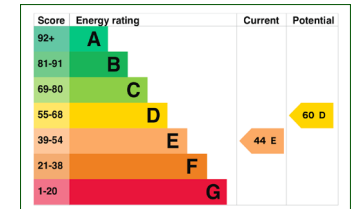
**VIEWINGS:** All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.



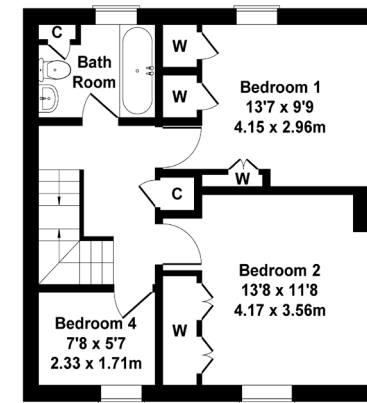
IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure 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.

## 6 Westwell Court

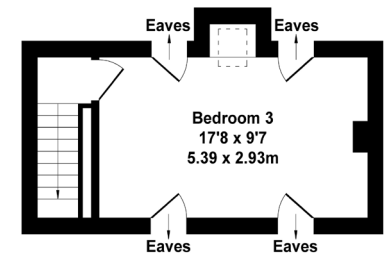
Approximate Gross Internal Area  
1442 sq ft - 134 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale.  
For Illustrative Purposes Only.

[MOLONEYCOUNTRYPROPERTY.COM](http://MOLONEYCOUNTRYPROPERTY.COM)

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

TELEPHONE: 01797 253000 or 01580 212828