



**Moloney**  
COUNTRY PROPERTY



11 SMALLHYTHE ROAD TENTERDEN



## 11 SMALLHYTHE ROAD, TENTERDEN, KENT. TN30 7LH

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AN ATTACHED **GRADE II LISTED GEORGIAN TOWNHOUSE**, NOW OFFERING SCOPE TO REFURBISH, A SHORT DISTANCE FROM THE TREE LINED **HIGH ST.** SITTING ROOM WITH OPEN FIRE, KITCHEN/DINING ROOM, **3** BEDROOMS ARRANGED OVER **2** FLOORS AND SPACIOUS BATHROOM. **COURTYARD GARDEN** WITH USEFUL **BRICK STORE.** **CHAIN FREE.**

ACCOMMODATION LIST: SITTING ROOM, KITCHEN/DINING ROOM, FIRST FLOOR LANDING, BEDROOM & BATHROOM, 2 SECOND FLOOR BEDROOMS 1 WITH EN-SUITE CLOAKROOM. PAVED COURTYARD GARDEN, BRICK GARDEN STORE. GFCH.



Steps to:

Front door to:

**SITTING ROOM** Window to the front. Attractive feature fireplace with wooden surround and mantelpiece built in storage cupboards to sides with shelves over.

**KITCHEN / DINING ROOM:** Window and door to the rear garden. Fitted with range of cream base and wall units with worktop over, inset with single bowl, stainless steel sink unit with drainer and mixer tap. Space for a washing machine. Four ring hob with electric oven. Tiled floor. Stairs to the first floor.

**FIRST FLOOR LANDING:** Airing cupboard housing hot water tank with shelves. Stairs to the second floor. Door to:

**BEDROOM ONE:** Window to the front. Attractive feature fireplace with wooden surround and mantelpiece. Built in cupboard.

**BATHROOM:** Window to the rear. Fitted with suite comprising WC, pedestal hand basin with tiled splashback & panelled bath with mixer tap, shower attachment and shower screen to side, set in tiled surround. Ladder style towel rail. Gas boiler. Built in storage cupboard.



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**GUIDE PRICE   £299,950**



## SECOND FLOOR:

**BEDROOM TWO:** Window to the rear. Door to:

**CLOAKROOM:** Fitted with WC & hand basin.

**BEDROOM THREE:** Window to the front. Built in cupboard.

**OUTSIDE:** The property is approached from the pavement over stone steps. To the rear of the house is a paved courtyard garden with raised brick flower beds and a useful attached brick built garden store with power connected, which could be converted into a garden room/home office.

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

**FLOOR AREA:** 97 m2 (1,044 ft2) Approx.

EPC RATING: n/a

**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, turn right at the West Cross traffic lights into Smallhythe Rd, No 11 will be found on the left hand side.

What3Words (Location): [///friday.stunts.dragonfly](#)

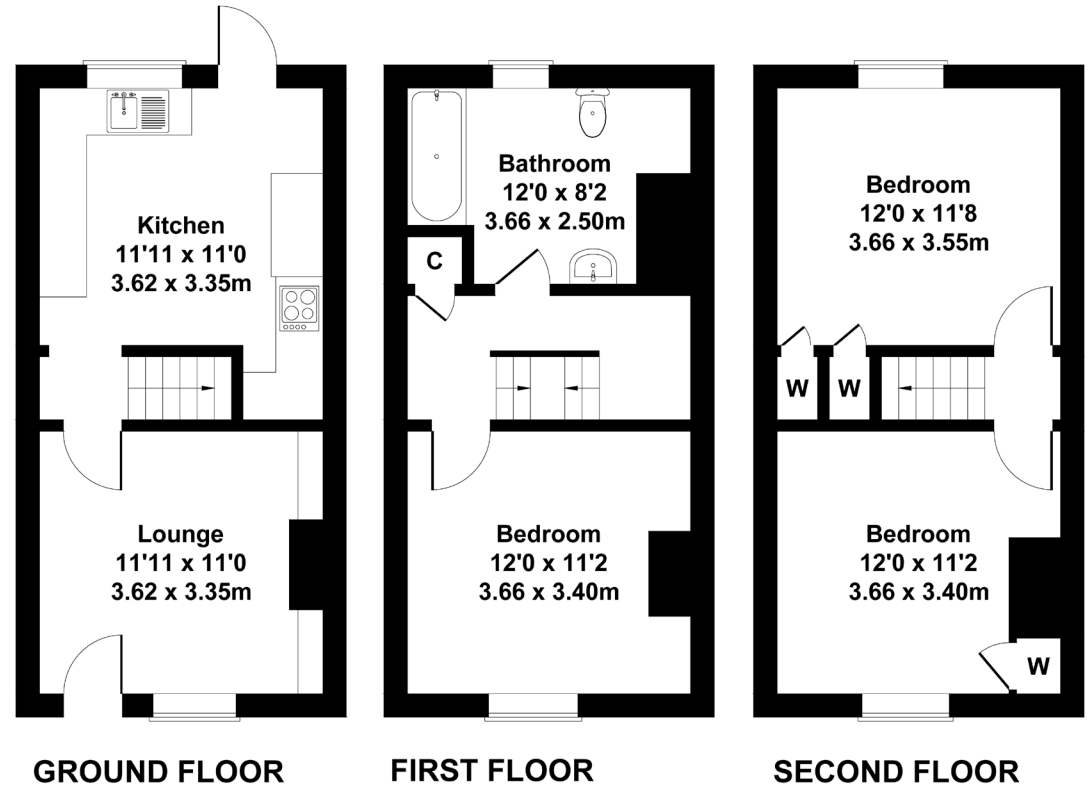
**VIEWINGS:** All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.





## 11 Smallhythe Road

Approximate Gross Internal Area  
904 sq ft - 84 sq m



Not to Scale.  
For Illustrative Purposes Only.

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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.