



**Moloney**  
COUNTRY PROPERTY



**GREEN GATES** TENTERDEN



## GREEN GATES, BEACON OAK ROAD, TENTERDEN, KENT, TN30 6RY

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A WELL PRESENTED, 2 BED SEMI DETACHED BUNGALOW, SITUATED IN A SOUGHT AFTER LOCATION WITHIN WALKING DISTANCE OF THE HIGH STREET. SITTING/DINING ROOM WITH SMALL CONSERVATORY, MODERN FITTED KITCHEN WITH SEPARATE UTILITY ROOM AND BATH/SHOWER ROOM. GARDENS FRONT SIDE AND REAR ALONG WITH 2 OFF ROAD PARKING SPACES. GFCH.

ACCOMMODATION LIST: : ENTRANCE HALL, SITTING/DINING ROOM, CONSERVATORY, KITCHEN, UTILITY/BOOT ROOM, 2 BEDROOMS, BATH/ SHOWER ROOM. FRONT, SIDE AND REAR GARDENS, 2 OFF ROAD PARKING SPACES. GFCH.



Paved path with step up to front door to:

**ENTRANCE HALL:** Pine panelled doors to all rooms. Storage cupboard. Coved ceiling.

**SITTING/DINING ROOM:** Triple aspect room with double glazed windows to front and side, patio door leading out to the conservatory at the rear. Wooden fire surround, inset with basket for open fire (not in use). Coved ceiling. TV point.

**CONSERVATORY:** Two double glazed windows to the side, door leading out to the rear pathway. Wood laminate floor, wall light point.

**KITCHEN:** Window looking through to the utility room. Fitted with contemporary range of white high gloss base units with roll edge laminate worktop over, inset with 1 1/2 bowl, single drainer, sink unit. Bosch electric hob with Hotpoint oven below, extractor over. Tiled splash-backs. Range of full height shelved cupboards incorporating larder fridge with freezer below. Wood laminate floor, coved ceiling four light spot track. Door to:

**UTILITY ROOM:** Windows to two sides and door leading out to the rear garden. Fitted with Beko washing machine, Bosch dishwasher, space for further appliances. Tiled laminate floor.

**BEDROOM ONE:** Double glazed window to the rear. Fitted with range of wall to wall wardrobe cupboards with hanging rails and shelves. Coved ceiling.



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**O.I.E.O £375,000**



**BEDROOM TWO:** Double glazed window to the front. Cupboard housing Vaillant gas fired boiler with slatted shelves over. Coved ceiling. BT point.

**BATH/SHOWER ROOM:** Obscure double glazed window to the front. Fitted with white suite comprising WC, handled, panelled bath with shower over, curtain to side and hand basin set into double doored storage unit. Part tiled walls, vinyl floor, extractor, coved ceiling, inset ceiling lights.

**OUTSIDE:** The property is approached from the road over a pedestrian paved path with hedged front and side boundaries, there is a small area of lawn to the side of the path with planted borders. The path continues around to the side and onto the rear with a further area of lawn and paved terrace area. Steps lead up to a gravelled parking area for 2 cars accessed off Craythorne to the rear.

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

**FLOOR AREA:** 77 m<sup>2</sup> ( 829 ft <sup>2</sup>)

**EPC RATING:** 'TBC'

**LOCAL AUTHORITY:** Ashford Borough Council.

**COUNCIL TAX BAND:** 'D'

**TENURE:** Freehold

**TRANSPORT LINKS:** For the commuter, Headcorn station provide services via Hastings/Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks) and at Ashford (M20).

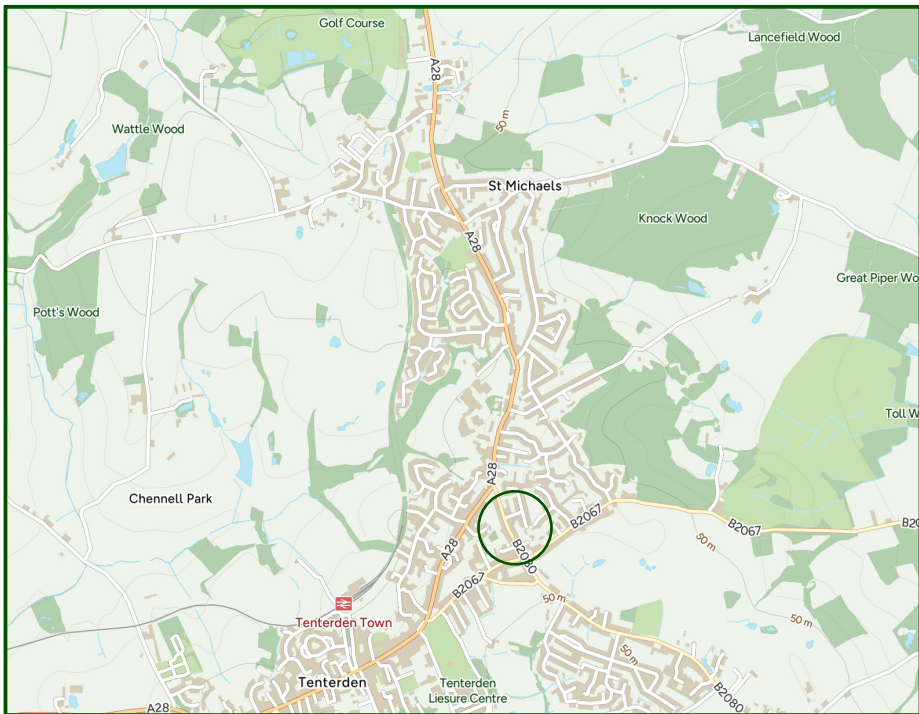
**DIRECTIONS:** Travelling towards Ashford on the A28, continue through the High St. At the roundabout turn right into Beacon Oak Road, Green Gates will be found on the left. Rear access is via an unmade private road off of Craythorne.

**What3Words (Location):** ///towels.outbound.seasonal

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



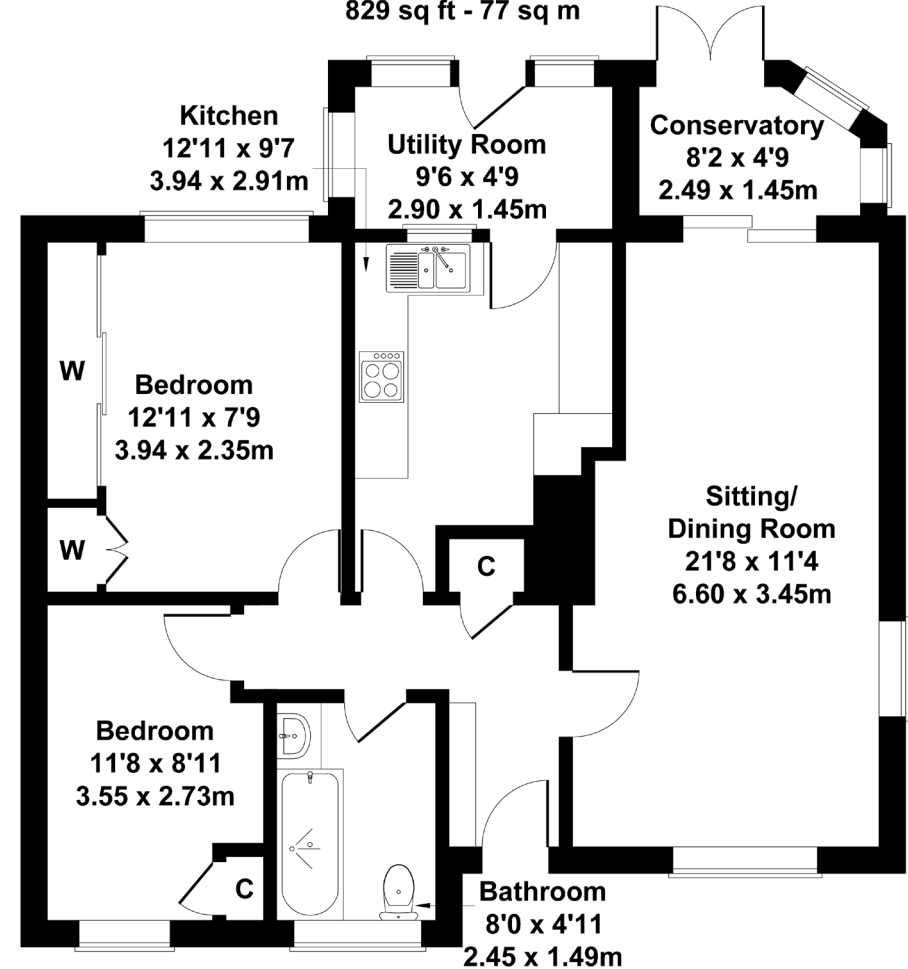




IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure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

## Green Gates

Approximate Gross Internal Area  
829 sq ft - 77 sq m



Not to Scale.

For Illustrative Purposes Only.

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