

Warner Gray



6 Shrubcote, Tenterden, Kent TN30 7BA

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Guide Price £385,000

A 3 bedroom property requiring some modernisation, offering huge potential, a beautiful garden, and off-street parking, all in a sought-after location within walking distance of Tenterden town centre.

This attractive three bedroom semi-detached home is set in a highly sought-after and convenient position at the end of a cul-de-sac, just a short stroll from Tenterden's picturesque town centre and its wide range of amenities. While perfectly liveable as it is, the property offers exciting scope for enhancement, including the potential to extend at the rear (subject to the usual consents).

The existing layout features an entrance hall, a spacious double-aspect sitting / dining room, conservatory, fitted kitchen, ground-floor bathroom and cloak-room, and three well-proportioned bedrooms on the first floor. There is parking for at least three cars to the front, and to the rear lies a delightful, surprisingly large secluded garden that is beautifully planted and wonderfully private.

- Attractive, semi-detached 3 bedroom property
- Potential to modernise / extend to rear (stpp)
- Large double aspect sitting / dining room
- Conservatory to rear overlooking pretty garden
- Surprisingly large, very private rear garden
- Off-street parking for at least 3 cars to front
- Most favoured sought-after cul-de-sac location
- Short walk to town centre and local amenities
- Walking distance of good local schools
- Mainline stations to London at Headcorn & Ashford

SITUATION: 6 Shrubcote is situated in a tucked away position towards the end of a private cul-de-sac, just a short walk from the picturesque High Street of Tenterden, with its comprehensive range of shopping, leisure and health facilities and abundance of independent shops, small cafés and restaurants. A variety of educational opportunities exist in the town, all of which are within walking distance, and it is also within the catchment for the Ashford Grammar Schools. The area is well served for transport links. Headcorn Station offers services to London taking about an hour and Ashford International has the high-speed service to London St Pancras (a journey time of about 37 minutes). Tenterden is served by several buses to the surrounding towns and villages

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The accommodation comprises the following with approximate dimensions : **ENTRANCE HALL** 10'3 x 6'11. The front door opens into an entrance hall where stairs lead to the first floor. Under stairs cupboard. Doors to kitchen and sitting / dining room.

SITTING / DINING ROOM 21'9 x 11'7. A large double aspect room with good size open plan sitting / dining areas. A window to the front gives views over the close beyond and patio doors at the rear gives access to the conservatory.

CONSERVATORY 8'4 x 7'6. The conservatory provides a tranquil place to sit, relax and enjoy the garden. Sliding door to outside.

KITCHEN 11'0 x 6'11. Modern fitted wood units with laminate worktops, one and a half bowl sink, gas hob with oven below, and integrated fridge/freezer. Boiler. Window overlooking garden. A lobby space leads to the bathroom, cloakroom and outside.

BATHROOM with panelled bath and wash basin. Window to the rear.

CLOAKROOM Comprising WC and corner wash basin.

FIRST FLOOR LANDING Stairs from the ground floor lead to a small landing which gives access to the three bedrooms. Loft hatch.

BEDROOM 1 14'1 x 10'4. A good size double with built-in cupboard and window to the front.

BEDROOM 2 10'11 x 9'6. Second bedroom with window overlooking garden, built-in storage and airing cupboard housing hot water cylinder.

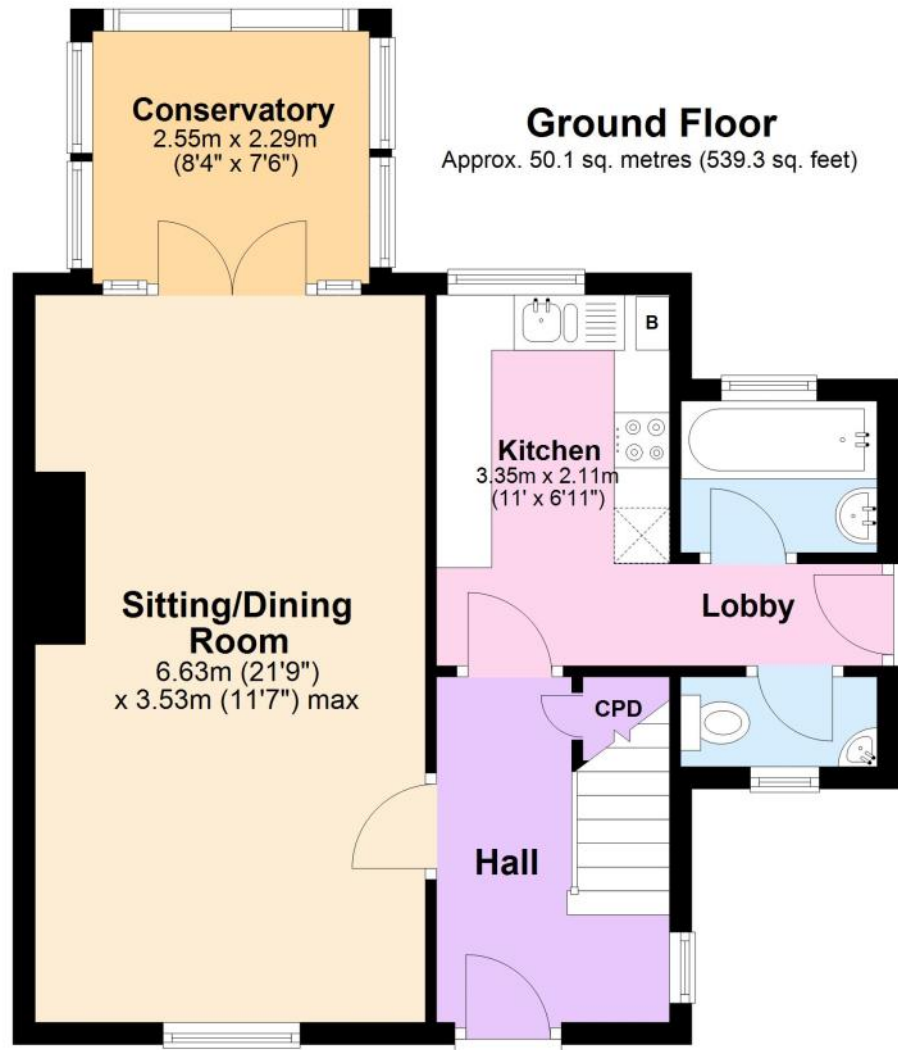
BEDROOM 3 9'0 x 7'8. Third bedroom with window to the rear.

OUTSIDE

To the front of the property, a gravel driveway provides parking for at least three cars. A side gate leads to a practical screened area by the back door, with space for bins and a useful storage shed. Beyond this, the rear garden reveals itself as a surprisingly large, oasis-like space, ideal for children, pets and gardeners alike. Mature trees that border the garden create a high degree of privacy and seclusion.

SERVICES Mains: water, electricity, gas and drainage. EPC Rating: tba. Local Authority: Ashford Borough Council. Council Tax Band: C. Location Finder: what3words: ///vanished.cools.span





Total area: approx. 85.9 sq. metres (925.0 sq. feet)

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