

**Guide Price**  
**£550,000**

**Freehold**

4x 1x 2x

**Shoreham Lane, St  
Michaels, Tenterden,  
Kent, TN30**

**OVER 60?**  
Secure this property  
for up to **59% less!**



**Wards**  
Helping you move forwards



## Main features

- **Spacious 4 bedroom detached house**
- **Lapsed planning permission for a rear extension, side extension and above the garage**
- **In need of updating, offering a wonderful renovation project**
- **Large plot in a highly desirable location**
- **Chain free**

## Accommodation

### GROUND FLOOR

Hall

Dining Room: 19'9 x 8'6 (6.02m x 2.59m)

Cloakroom

Lounge: 14'0 x 13'10 (4.27m x 4.22m)

Kitchen/Breakfast Room: 20'11 x 8'11 (6.38m x 2.72m)

Conservatory

Rear Porch

### FIRST FLOOR

Landing

Bedroom 2: 13'8 x 10'8 (4.17m x 3.25m)

Bedroom 3: 12'8 x 9'2 (3.86m x 2.80m)

Bathroom: 8'3 x 6'1 (2.52m x 1.86m)

Bedroom 4: 9'1 x 9'0 (2.77m x 2.75m)

Bedroom 1: 13'10 x 13'0 (4.22m x 3.97m)

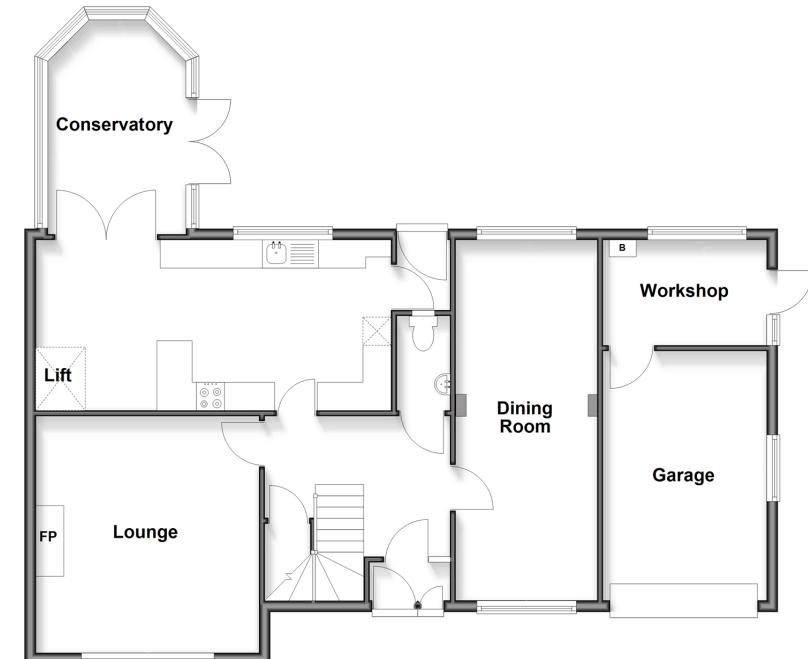
### OUTSIDE

Front and Rear Garden

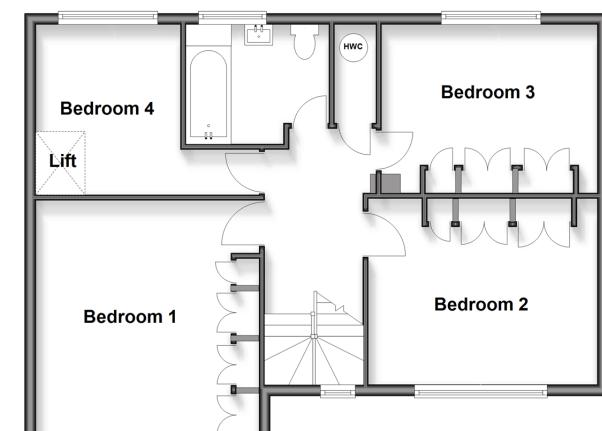
Garage/Workshop

Driveway

**Ground Floor**  
Approx. 93.9 sq. metres (1011.1 sq. feet)



**First Floor**  
Approx. 67.6 sq. metres (727.6 sq. feet)



**Call Tenterden - 01580 766002 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease



CURRENT:  
D(60)

POTENTIAL:  
C(73)



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