



Wayside Avenue, Tenterden

- EXTENDED DETACHED BUNGALOW
- THREE BEDROOMS
- MODERN SHOWER ROOM
- ENCLOSED GARDENS
- DOUBLE GLAZING
- RECENTLY REFURBISHED
- MODERN KITCHEN DINING ROOM
- DRIVEWAY AND GARAGE
- SOUGHT AFTER LOCATION
- GAS CENTRAL HEATING

Guide Price £425,000 - £475,000

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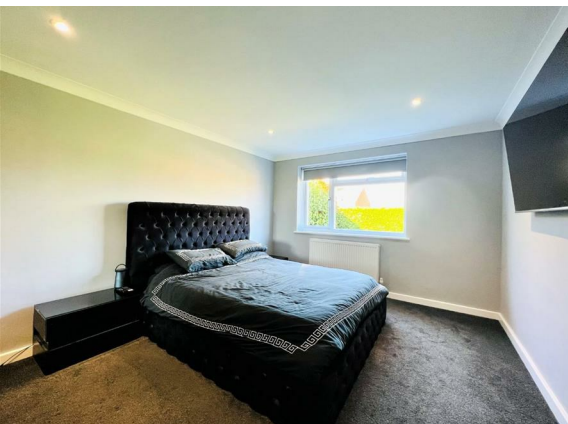
Wayside Avenue, Tenterden

A recently modernised, extended three bedroom detached bungalow featuring a striking kitchen/dining room with lantern, enclosed rear gardens, driveway and garage, conveniently situated within easy reach of both Tenterden and all the amenities of St Michaels.

This modern bungalow offers entrance with access to three bedrooms, modern shower room and sitting room. The sitting room features a modern glass fire and TV recess and opens on to the modern kitchen/dining room. The kitchen offers a range of wall and base units with marble style worktops, integrated oven, hob, fridge/freezer and space for washing machine with roof lantern providing additional light and French doors leading to rear garden.

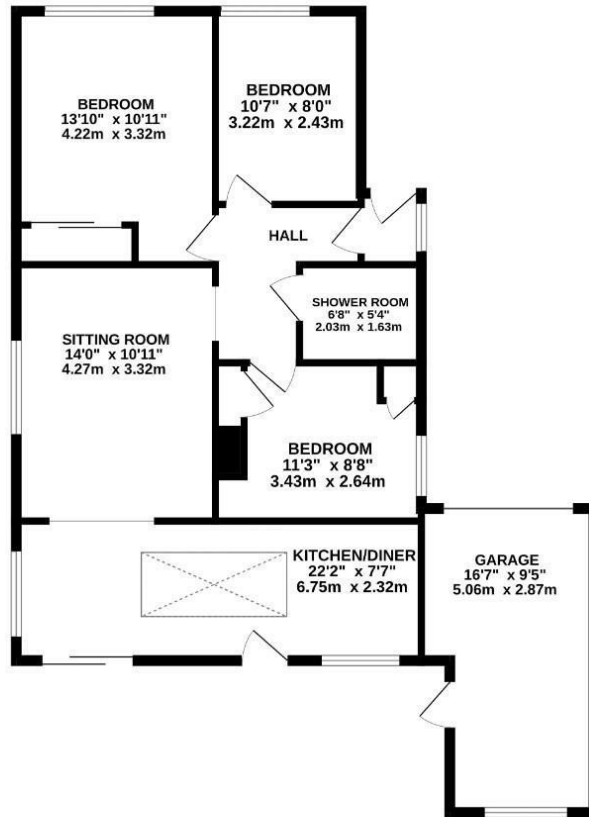
Externally the property offers an easy to maintain front garden with driveway offering parking for several cars, access to garage and side access to the rear garden. The rear garden is mainly laid to lawn with gravelled area, pond and a variety of shrubs.

The property is within easy reach of both St Michaels and its range of amenities, and the historic and picturesque tree-lined High Street of Tenterden. Tenterden offers comprehensive shopping options including Waitrose and Tesco supermarkets. There are also many pubs and restaurants. This family home is ideally situated for a range of schools including St Michaels Primary School, Tenterden Infants and Junior Schools, and Homewood Secondary School. Train services to London can be accessed from Headcorn (about 8 miles), or Ashford (about 12 miles) where Eurostar trains depart for the continent as well as the high-speed service to London St Pancras (a journey of approx. 37 minutes).





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewing

Please contact our Hunters Tenterden Office on 01580 763278 if you wish to arrange a viewing appointment for this property or require further information.

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