



## Kirkwood Avenue, Woodchurch

- EXTENDED DETACHED BUNGALOW
- THREE BEDROOMS
- BATHROOM AND UTILITY ROOM
- ENCLOSED REAR GARDEN
- OIL CENTRAL HEATING
- RECENTLY RENOVATED
- KITCHEN/DINING ROOM WITH BI-FOLDING DOORS
- BLOC PAVED DRIVEWAY
- POPULAR CUL-DE-SAC LOCATION
- EPC RATING D

**Asking Price £450,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



## Kirkwood Avenue, Woodchurch



CHAIN FREE. A recently extended and renovated three-bedroom detached bungalow offering a modern kitchen/dining room with bi-folding doors, situated in a quiet cul-de-sac within the popular village of Woodchurch.

The well-presented accommodation offers entrance hall leading to three bedrooms, a modern bathroom, utility room and sitting room. The sitting room offers an open reception area leading on to the spacious kitchen/dining room featuring a selection of wall and base units with range cooker, integrated dishwasher, space for washing machine and marble style worktops with breakfast bar. The kitchen is perfect for entertaining and flows into the dining area with bi-folding doors leading out to the garden.

Externally, a bloc paved driveway offers parking for several vehicles and leads to access on both sides of the property through to the rear garden which features a patio area leading to a raised lawn.

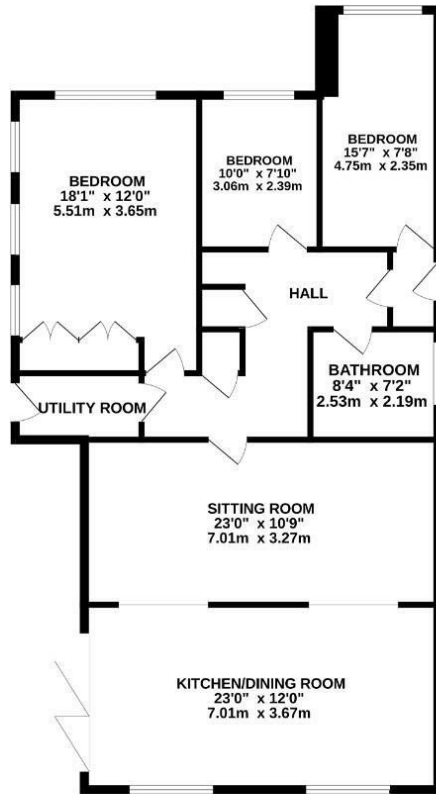
The property is situated within walking distance of the local amenities and is in the heart of the village, which has a real community feel with its wide range of clubs and societies. The pretty village of Woodchurch centres around a delightful cricket green and has good facilities including a well-regarded primary school, doctors' surgery, butcher, village store, Post Office and two pubs.

Woodchurch enjoys excellent access to both the historic town of Tenterden with its picturesque High Street shopping and the thriving market town of Ashford with its superb commuting links including the International Station (Eurostar) and 37-minute-High Speed trains to London St Pancras. The M20 motorway is also accessible at Ashford providing a swift route between the Channel Ports and the M20.







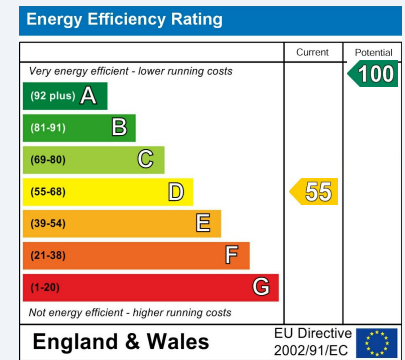


TOTAL FLOOR AREA: 1182 sq.ft. (109.8 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Mengox ©2023

## 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.



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.

102 High Street, Tenterden, TN30 6HT  
Tel: 01580 763278 Email: [tenterden@hunters.com](mailto:tenterden@hunters.com) <https://www.hunters.com>

