





Grange Crescent  
St. Michaels  
TN30 6DY



GUIDE PRICE £450,000 - £475,000.

Well presented three-bedroom family home with spacious open plan kitchen/dining room, generous garden, garage and driveway, located in a popular residential area within walking distance of village amenities, local schools and the nearby Tenterden High Street. In addition, planning permission has been granted for an additional three bedroom detached dwelling.

The accommodation offers entrance hall with stairs to first floor and storage beneath, doorway to a bright sitting room with window overlooking the front and entrance to a stunning open plan kitchen/dining room fitted with a range of shaker style wall and base units with granite worksurfaces, integrated double oven, hob with extractor above, dishwasher and fridge. There is also a useful peninsular island unit with attractive oak worksurface. The dining area offers French doors out to the garden and a further door leads out to a useful utility/boot room with access into the garage.

The first floor offers the master bedroom with fitted wardrobes, a further double bedroom, a single bedroom and a modern family bathroom.

Externally to the front, the property offers a driveway leading to the attached garage, gate to rear garden, two lawn areas with mature planting and a covered porch area.

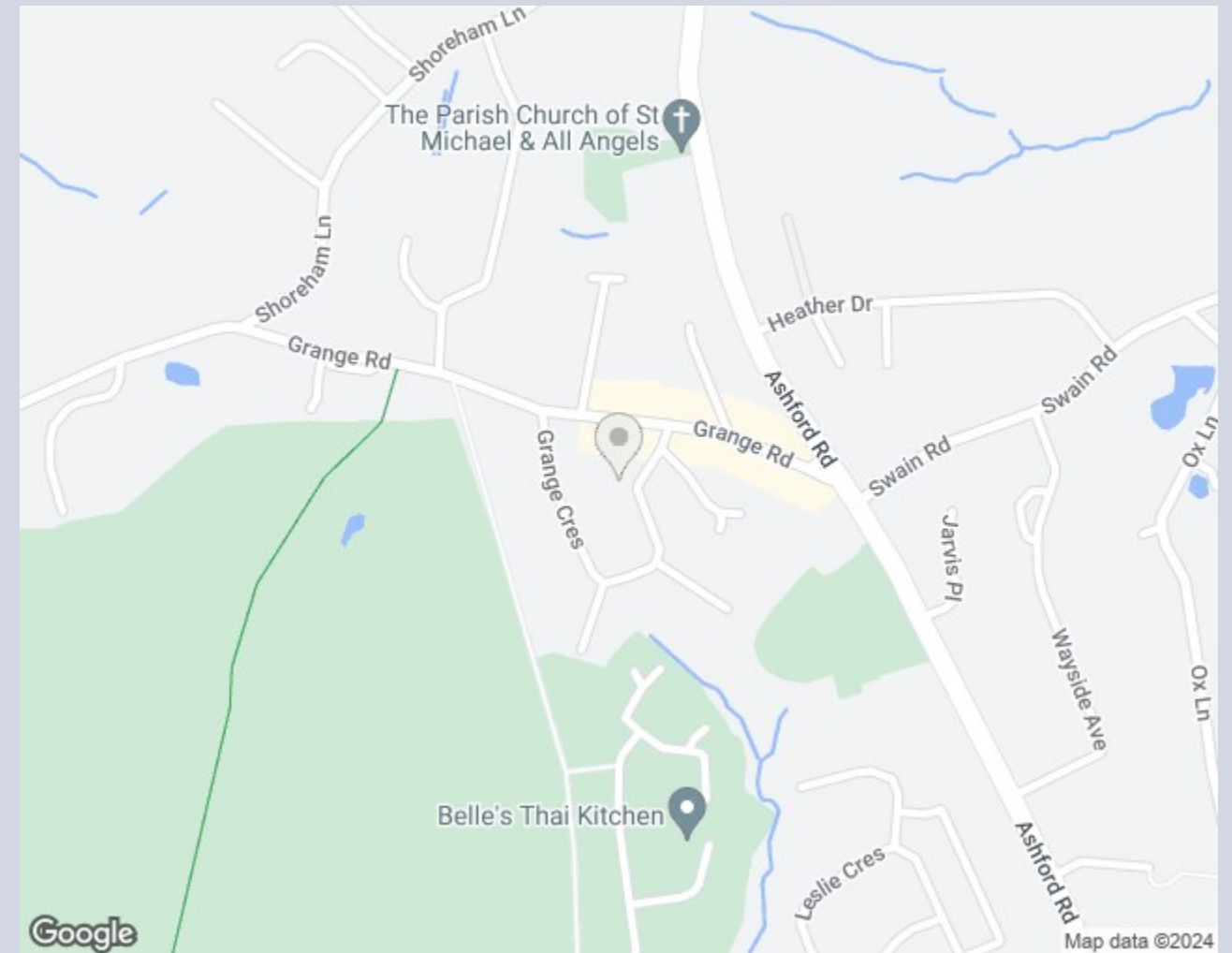
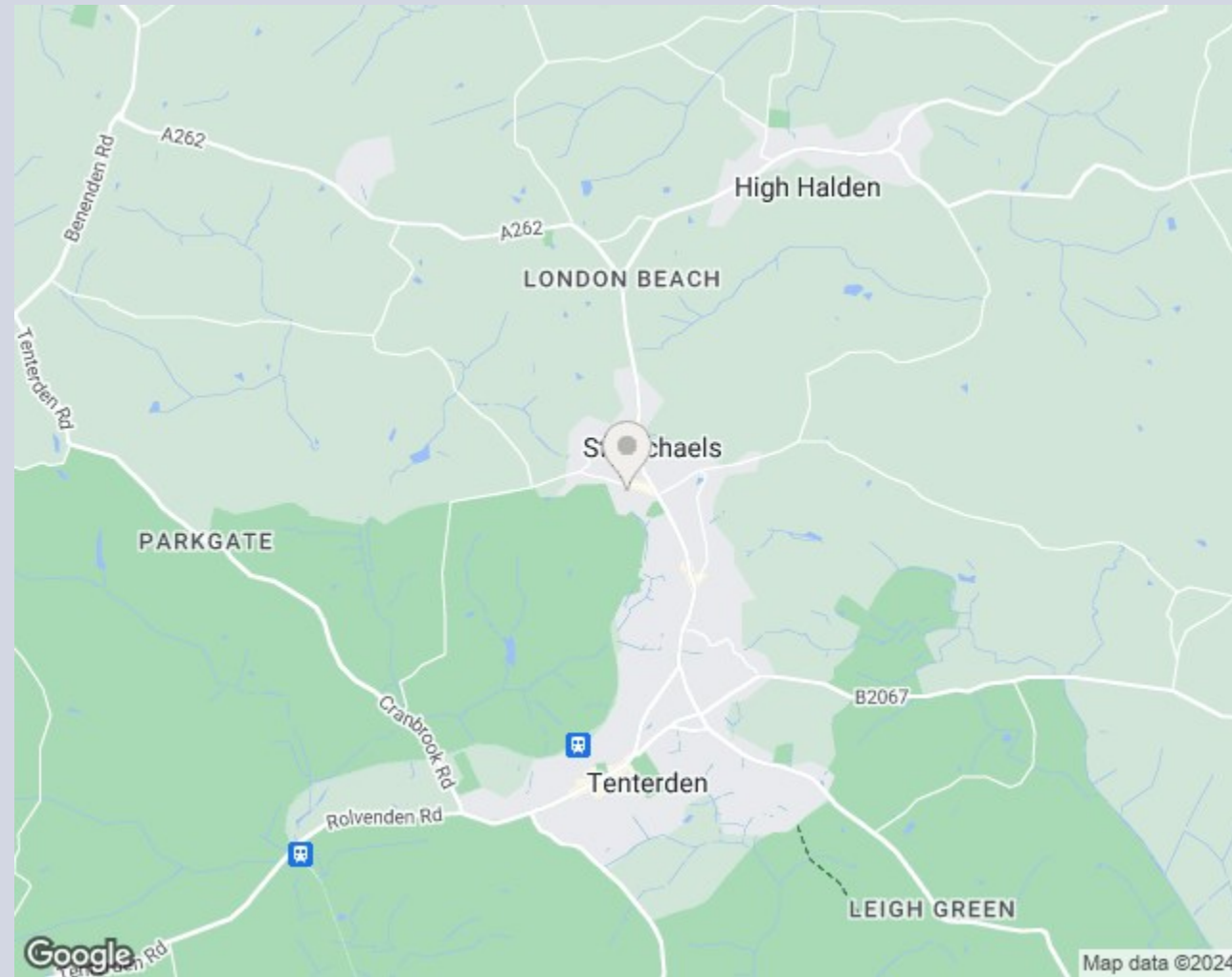
The rear garden is a particular feature of the home offering a generous space for the family to enjoy. There is further opportunity to split the title as full planning permission has been granted for a separate three bedroom detached dwelling to be built. Ashford Brough Council Ref 22/00680/AS.

Tenure – Freehold  
Council Tax Band – D  
EPC Rating - D  
Services – Mains Water, Sewerage, Gas and Electricity



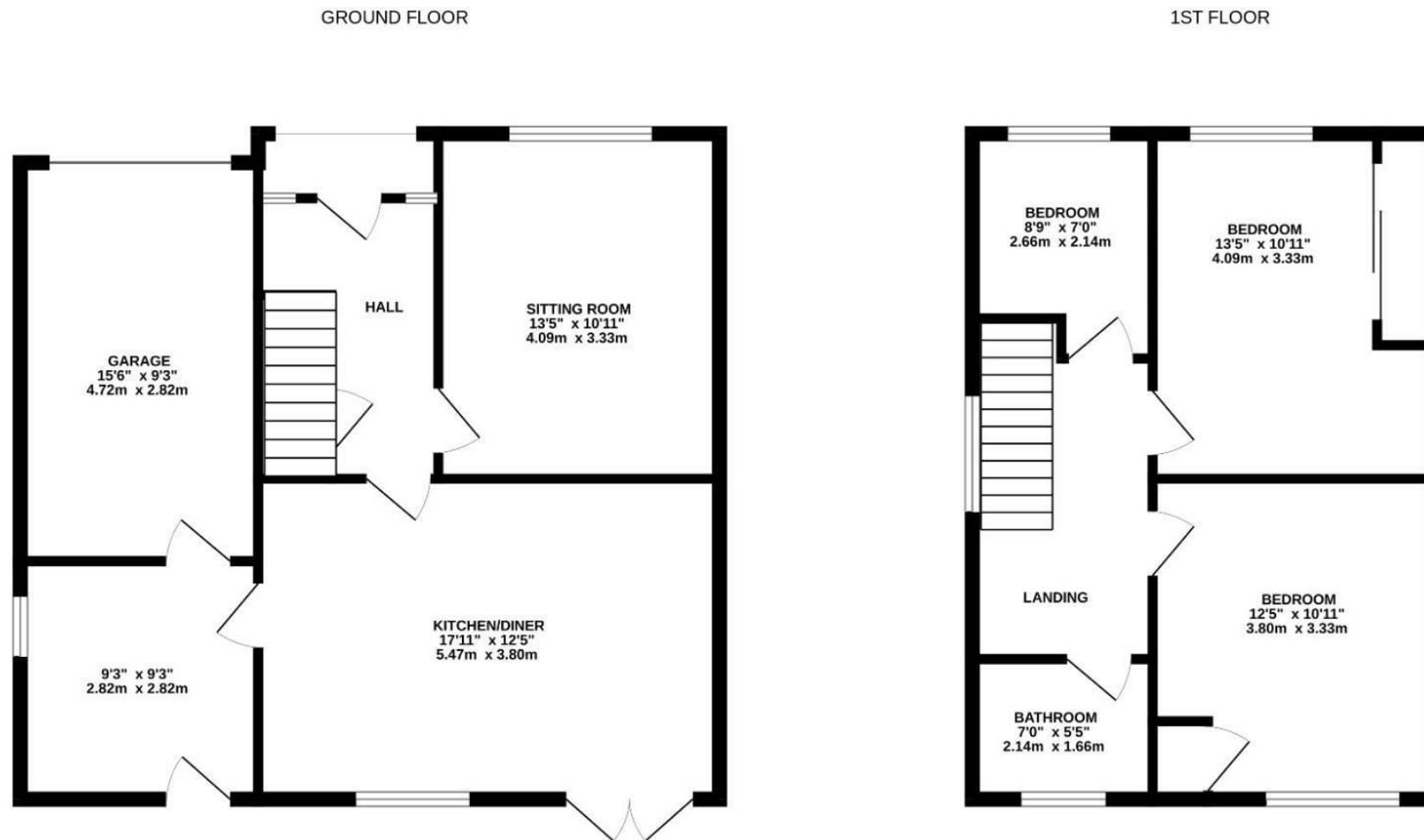


The property is within easy access to the village both St Michaels and its range of amenities, and the historic and picturesque tree-lined High Street of Tenterden. Tenterden offers comprehensive shopping including Waitrose and Tesco supermarkets and many pubs and restaurants. This family home is ideally 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).





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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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- THREE BEDROOM SEMI DETACHED FAMILY HOME
- GARAGE AND DRIVEWAY
- BUILD PLOT OPPORTUNITY
- OPEN PLAN KITCHEN / DINING ROOM
- MODERN BATHROOM
- LARGE GARDEN
- PLANNING APPROVAL FOR ADDITIONAL THREE BEDROOM DETACHED DWELLING
- CLOSE TO VILLAGE AMENITIES AND LOCAL SCHOOLS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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.

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