





St. Benets Way,  
Tenterden,  
TN30 6QT

£380,000



Attached family home offering three bedrooms, two bathrooms, private rear garden, garage and allocated parking, positioned within level walking distance to the tree lined High Street of Tenterden.

The accommodation offers entrance hall with stairs to first floor and doorways leading to a useful cloakroom, kitchen/dining room offering a range of wall and base units, integrated gas hob, extractor, under counter double oven, fridge-freezer and space for a table and a double aspect sitting room with French doors out to rear garden.

The first floor offers master bedroom with built in wardrobe and ensuite shower room, two further bedrooms and a family bathroom.

Room size – to be verified

Lounge: 16'4 x 10'1 (4.98m x 3.08m)

Kitchen/Diner: 18'5 x 9'10 (5.62m x 3.00m)

Bedroom 1: 11'1 x 10'8 (3.38m x 3.25m)

Bedroom 2: 12'4 x 7'11 (3.76m x 2.41m)

Bedroom 3: 9'1 x 8'3 (2.77m x 2.52m)

Bathroom: 7'0 x 6'6 (2.14m x 1.98m)

Externally, the enclosed rear garden is tiered with a water feature and the property also benefits from an allocated parking space and single garage.

Tenure - Freehold

Services – Mains Water, Sewerage, Gas and Electricity

Heating – Gas Central Heating

Broadband – Average Broadband Speed 16mb – 1000mb

Mobile Phone Coverage – Okay – Good

Flood Risk – Very Low

The Lindens is situated a short walk from the picturesque tree-lined High Street of Tenterden. The town offers comprehensive shopping including Waitrose, Tesco supermarkets and many pubs and restaurants.

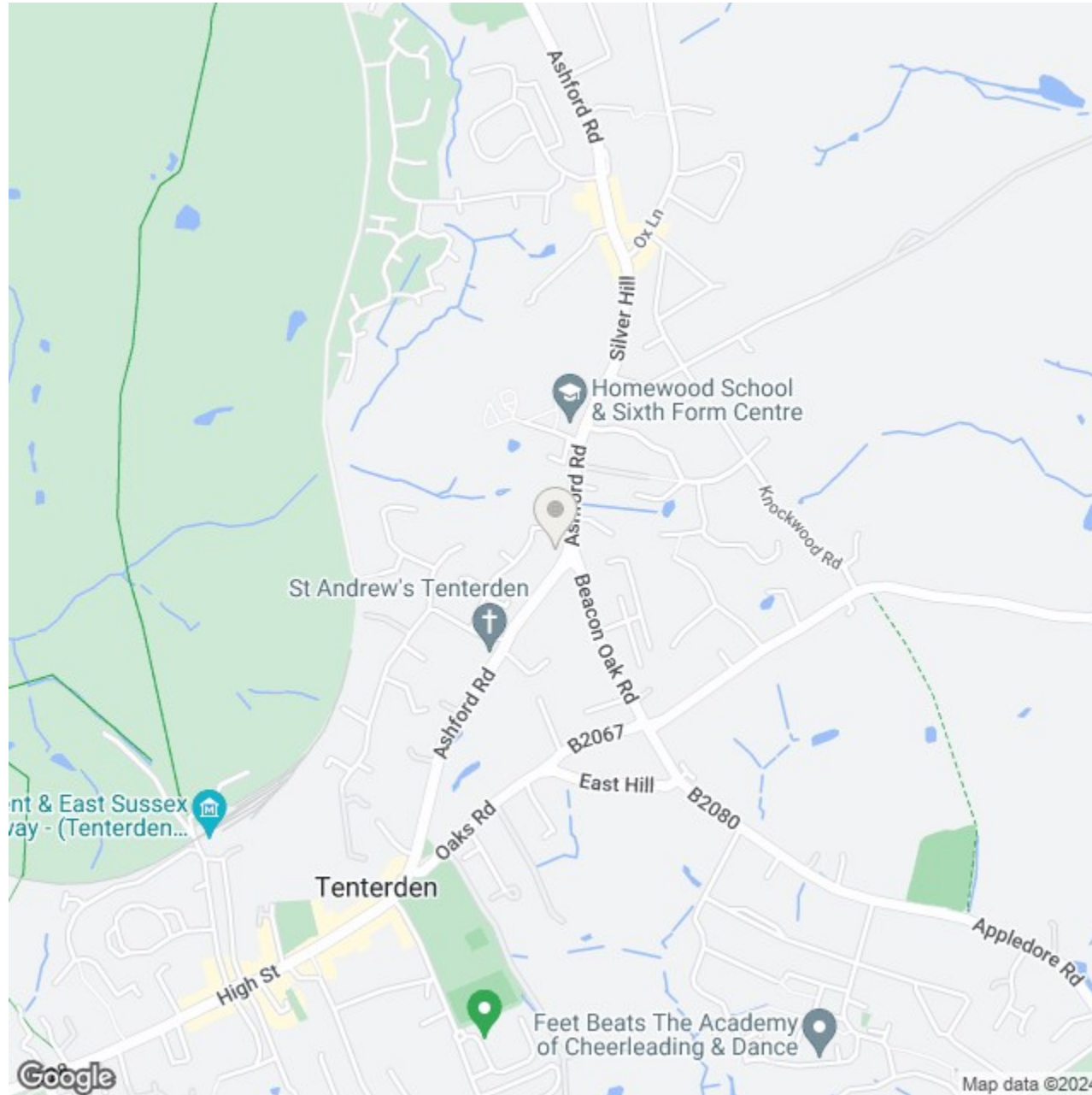
This popular location is also ideally situated for a range of schools including St Michaels Primary school, Tenterden Infants and Junior schools, and Homewood Secondary school.

The property is within easy access two popular golf courses, Tenterden Golf Course, and London Beech Golf Club with salt water spa. Mainline train services to London can be accessed from Headcorn (about 8 miles), or Ashford International (about 12 miles) where the high-speed service is available to London St Pancras.





Tenure: Freehold  
Council Tax Band: D



- THREE BEDROOM ATTACHED FAMILY HOME
- EN-SUITE SHOWER ROOM & FAMILY BATHROOM
- POPULAR MEWS DEVELOPMENT
- LEVEL WALKING DISTANCE TO HIGH STREET
- ENCLOSED PRIVATE GARDEN
- ALLOCATED PARKING AND GARAGE
- COUNCIL TAX BAND D
- EPC RATING C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	80	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.