



1 Bennetts Mews,
Tenterden, TN30 6JN

£475,000



Three bedroom end of terrace home with garage, driveway and private rear garden, conveniently located just off the tree lined High Street of Tenterden.

The accommodation offers entrance hall with access to a ground floor cloakroom and built in storage cupboard with doorway leading to a spacious sitting/dining room with feature fireplace and stairs to first floor. In addition, the sitting room offers a range of floor to ceiling fitted shelving and cupboards which house a free standing fridge and freezer. A sliding door leads to the kitchen, fitted with a range of wall and base units with integrated oven and gas hob with extractor above and space for further appliances. From the dining area, French doors lead out to a conservatory offering access out to the rear garden.

The first floor offers a master bedroom with built in wardrobes, a second double bedroom and further single bedroom, and a shower room with generous walk-in shower cubicle, attractive panelling, wash basin, WC, heated towel rail and built in storage.

Externally to the rear is a secluded private garden with patio area and terrace. To the front is a single garage with parking space.

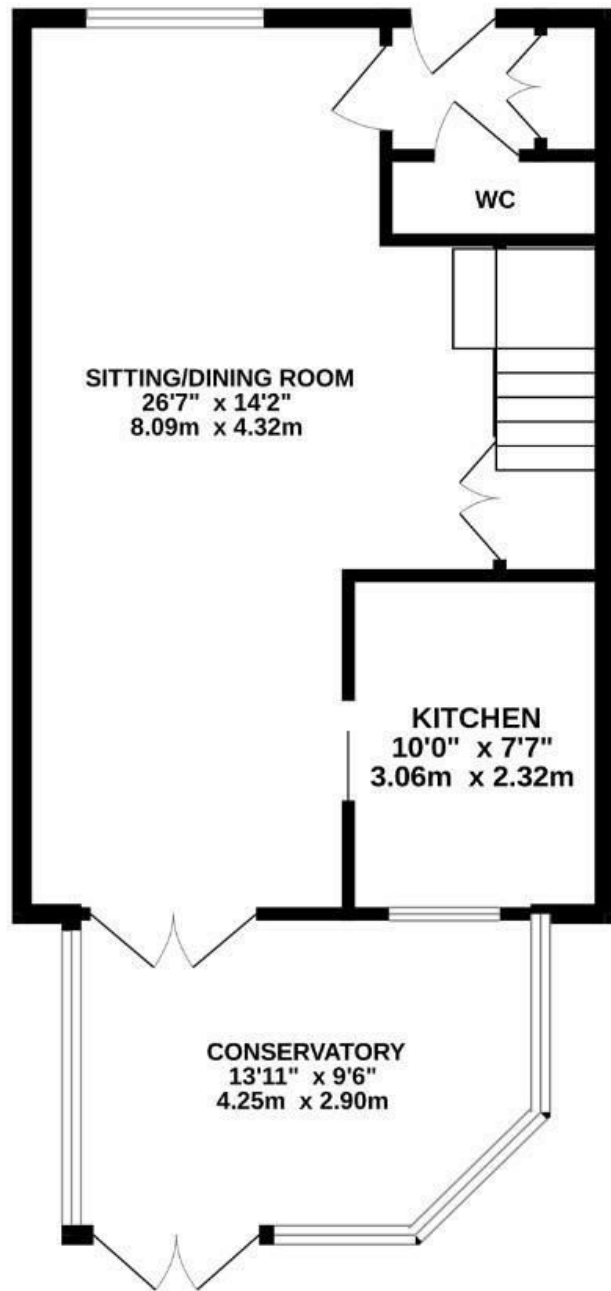
The property is enviably located just off the picturesque tree-lined High Street of Tenterden. The town offers comprehensive shopping including Waitrose, Tesco supermarkets and many pubs and restaurants.

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 to London St Pancras departs (a journey of approx. 37 mi

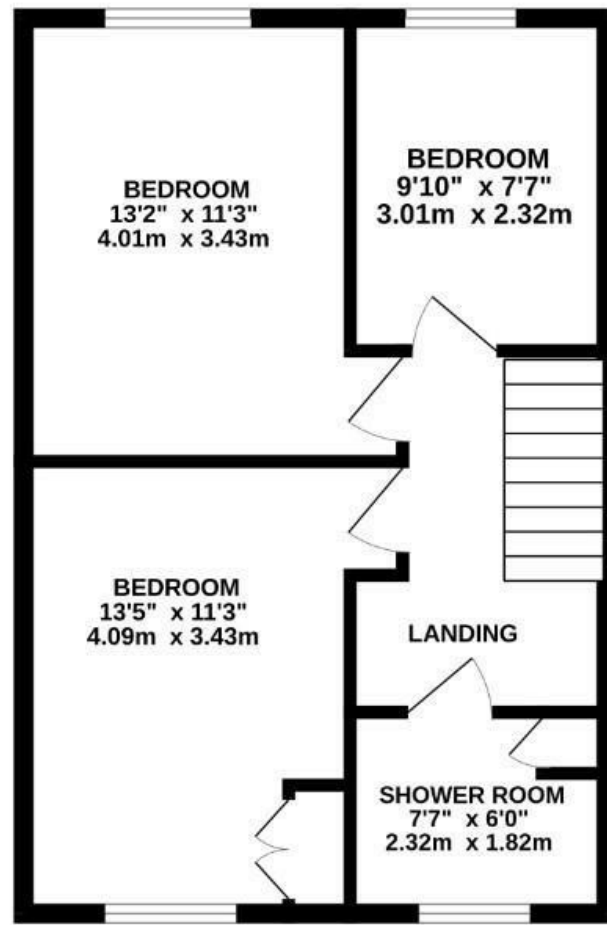
Tenure - Freehold
Services – Mains electricity, water & drainage and gas central heating.
Broadband – Average Broadband Speed 12mb – 1000mb
Mobile Phone Coverage – Okay – Good
Flood Risk – Very Low



GROUND FLOOR



1ST FLOOR



Tenure: Freehold
Council Tax Band: D

- THREE BEDROOM END OF TERRACE
- GARAGE AND OFF ROAD PARKING
- CONSERVATORY
- SECLUDED REAR GARDEN
- ENVIABLE LOCATION JUST OFF HIGH STREET
- NO ONWARD CHAIN
- COUNCIL TAX BAND D
- EPC RATING C

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 Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	86
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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.