



40 Mercer Drive,
Tenterden, TN30 6FB

Guide Price £560,000 - £575,000



Guide Price £560,000 - £575,000. An immaculately presented, semi-detached three-bedroom home featuring master bedroom with en-suite shower room, landscaped garden, carport and garage, situated just a few minutes walk from the picturesque tree-lined High Street of Tenterden.

This modern home is beautifully presented and benefits from being in a quiet location with minimal traffic. The accommodation benefits from high ceilings giving an added sense of light and space and offers entrance hall with storage cupboard, cloakroom with WC and handbasin and stairs to first floor with doorways leading into a bright and airy sitting room with French doors out to the rear patio and another into the double aspect kitchen/dining room fitted with a range of shaker style wall and base units, integrated fridge freezer, dishwasher, oven, hob and extractor above with space for a dining table.

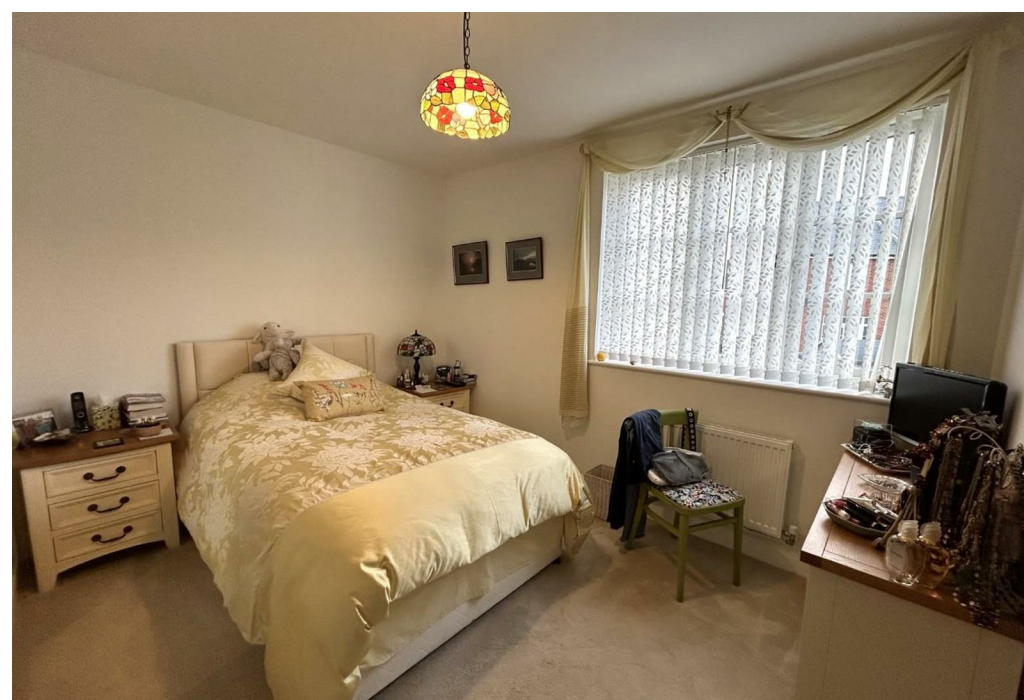
Stairs lead to the first floor and on to the master bedroom with built in wardrobes, window overlooking the rear garden and en-suite shower room with WC, wall mounted hand basin and heated towel rail, a second double bedroom, a generous third bedroom currently used as a study, and the family bathroom with modern suite comprising of WC, bath with shower above, wall mounted basin and heated towel rail.

Externally the rear garden has been beautifully landscaped and features a lawn area with pathway that separates it from ornamental gravelled beds filled with an array of plants, with attractive corner pergola and decked seating area.

Mercer Drive 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 wonderful family home occupies a popular location on the High Street and is ideally situated for a range of schools including St Michaels Primary school, Tenterden Infants and Junior schools, and Homewood Secondary school.

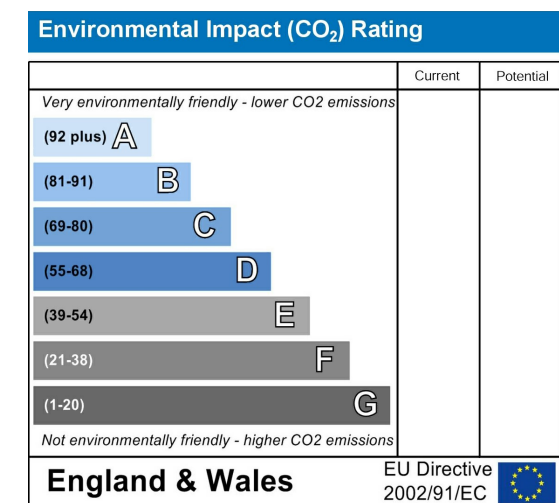
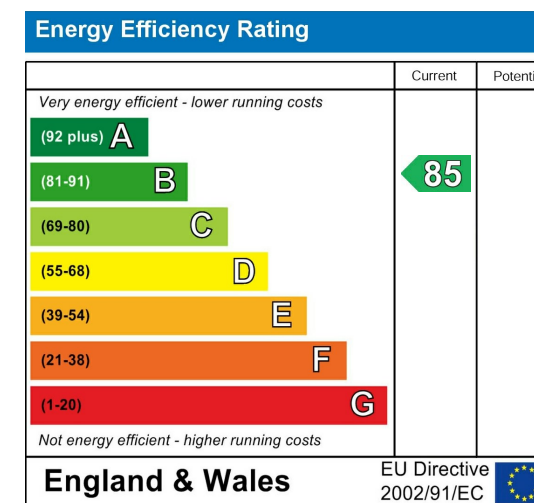
The property is within easy access of two popular golf courses, Tenterden Golf Course, and London Beech Golf Club with salt water spa. Mainline train services to London can be accessed from Headcorn (about 8 miles), or Ashford International (about 12 miles), where the high-speed service is available to London St Pancras (a journey of approx. 37 minutes). The property is also within a 20-minute drive to the coast and 30 minutes' drive to Eurotunnel.

Tenure – Freehold - £380 annual estate charge TBC
Services – Mains Water, Sewerage, Gas and Electricity
Broadband – Average Broadband Speed 16mb – 1000mb
Mobile Phone Coverage – Okay – Good
Flood Risk – Very Low



Tenure: Freehold
 Council Tax Band: E

- THREE BEDROOM SEMI-DETACHED HOME
- CARPORT AND DRIVEWAY
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- WALKING DISTANCE TO HIGH STREET
- COUNCIL TAX BAND E
- EPC RATING B



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.