



15 Hopes Grove, Ashford, TN26 3ND

Guide Price £300,000 - £315,000



GUIDE PRICE £300,000 - £315,000. NO ONWARD CHAIN. Deceptive three-bedroom end of terrace home with modern kitchen and bathroom, conservatory, private garden with timber shed and allocated parking, located in the popular village of High Halden and within walking distance to local amenities and primary school.

The accommodation has been updated by the current owner and offers a front hall with understairs storage cupboard and doorway leading into a modern high gloss grey kitchen with stylish metro tiles and oak worksurface, integrated dishwasher, fridge freezer, double oven, hob with extractor above and space for washing machine and dining table. A further doorway leads to a rear hall with access to the conservatory and the bright sitting room with window overlooking the front and doorway back to the front entrance hall.

The first floor offers the master bedroom with built in storage, two further good sized bedrooms and a modern fully tiled family bathroom with suite comprising of a bath with shower above and glass screen, sink with vanity storage beneath, WC and heated towel radiator.

Externally the rear garden is landscaped with shingle and a paved path leads to timber shed. There is also a patio and decked area ideal for entertaining, a rear gate offering access out, and planted beds along the fenced boundary.

To the front of the property is one allocated parking space located in the resident's carpark.

The property is situated in the popular village of High Halden and offers a variety of local amenities including a well-stocked village store, primary school and popular public house, The Chequers on the Green.

The historic town of Tenterden is just a 10-minute drive with its busy High Street shops, supermarkets and leisure centre, whilst a short drive brings you to the beautiful Kent coastal area that includes Rye and Camber Sands.

The surrounding area is well known for its excellent range of schools both in the state and independent sectors including grammar schools for boys and girls. Mainline rail services are available at Headcorn and Ashford including the 37-minute High Speed train into London.

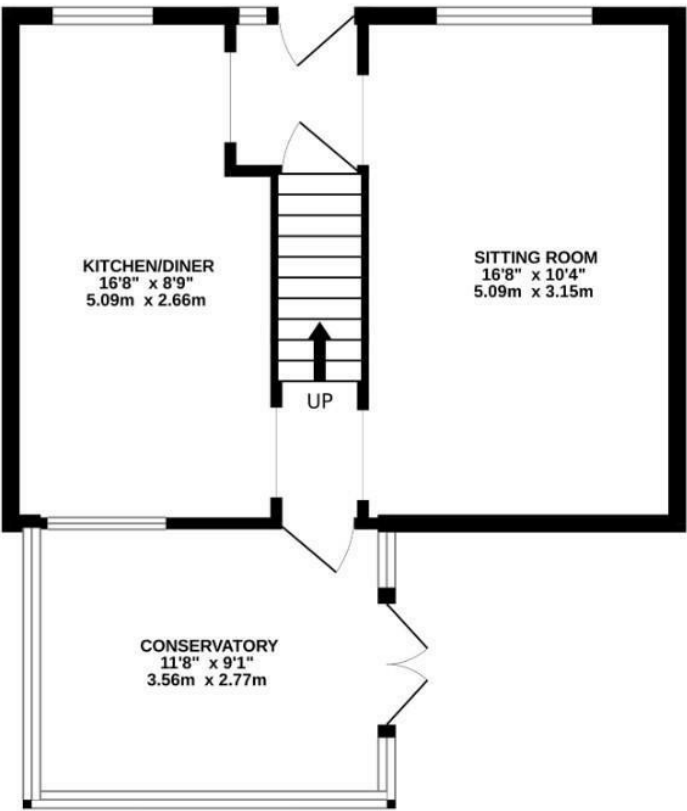
Tenure - Freehold
Services – Mains Water, Sewerage, Electricity & Gas
Broadband – Average Broadband Speed 19mb – 80mb
Mobile Phone Coverage – Okay – Good
Flood Risk – Very Low
EPC Rating - D



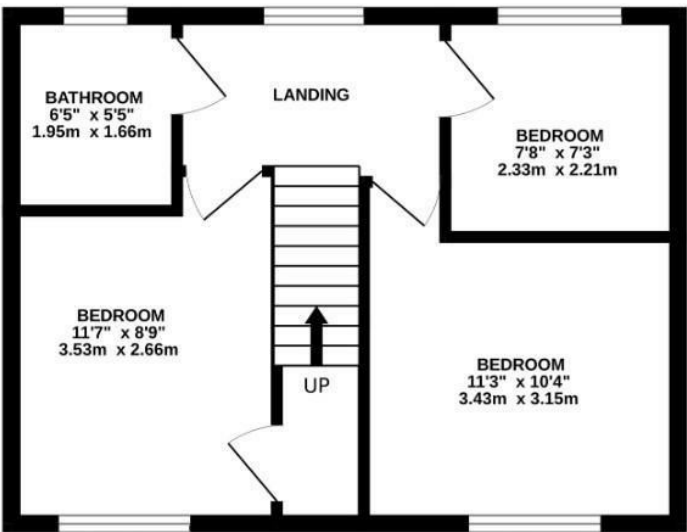


Tenure: Freehold
Council Tax Band: C

GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 838 sq.ft. (77.9 sq.m.) approx.
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.
Made with Metropix ©2024

- THREE BEDROOM END OF TERRACE
- MODERN KITCHEN & BATHROOM
- CONSERVATORY
- NO ONWARD CHAIN
- ALLOCATED PARKING
- PRIVATE GARDEN WITH TIMBER SHED
- POPULAR VILLAGE LOCATION
- WALKING DISTANCE TO VILLAGE AMENITIES & PRIMARY SCHOOL

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(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 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.