



3 West Cross Mews, West Cross Gardens, Tenterden, TN30 6JZ

Guide Price £375,000 - £400,000



GUIDE PRICE £375,000 - £400,000. Deceptively spacious and recently renovated terrace home with two double bedrooms, pretty private garden and allocated parking, situated in an enviable position to offer level and accessible access to the picturesque High Street of Tenterden.

The well-presented accommodation offers a useful entrance porch with tiled flooring which leads into an inner hall with access to the cloakroom with WC and wall mounted hand basin with tiled splashback. The hall also features an attractive engineered oak flooring that continues into the bright sitting room with stairs to first floor, conservatory looking over the pretty rear garden, doorway offering access out, and further doorway leading to the modern kitchen fitted with a range of modern gloss base and wall units with complementing Iroko hardwood worksurfaces, integrated dishwasher, fridge freezer, double oven and hob with extractor above. The Worcester Bosch wall mounted boiler is also housed in the kitchen cupboard.

On the first floor the property offers the master bedroom with two windows overlooking the garden and a second double bedroom to the front. There is also a generous family bathroom with tiled floor and suite comprising of a panelled bath, walk-in corner shower cubicle, hand basin with vanity beneath, WC with concealed cistern and heated towel radiator.

Externally the pretty rear garden is laid to lawn with a generous patio ideal for entertaining and established beds are filled with an array of plants. A gate offers access out to the allocated parking space.

The property is situated just 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 home occupies a popular location and is within easy access of two popular golf courses, Tenterden Golf Course and London Beech Golf Club with saltwater 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 with a journey of approx. 37 minutes. The property is also a short drive to the coast and Eurotunnel terminal.

Tenure - Freehold

Services – Mains electricity, water, drainage and gas central heating.

Broadband – Average Broadband Speed 13mb – 1000mb

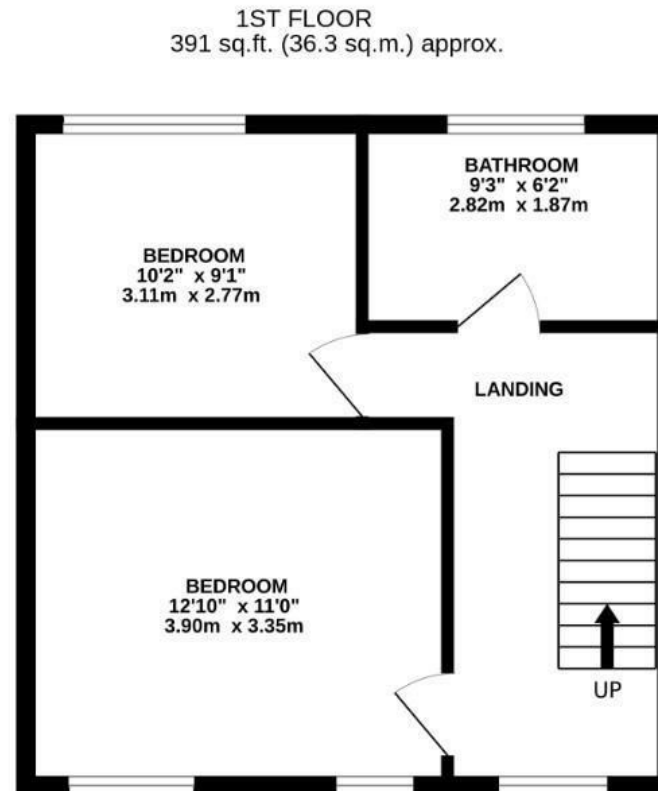
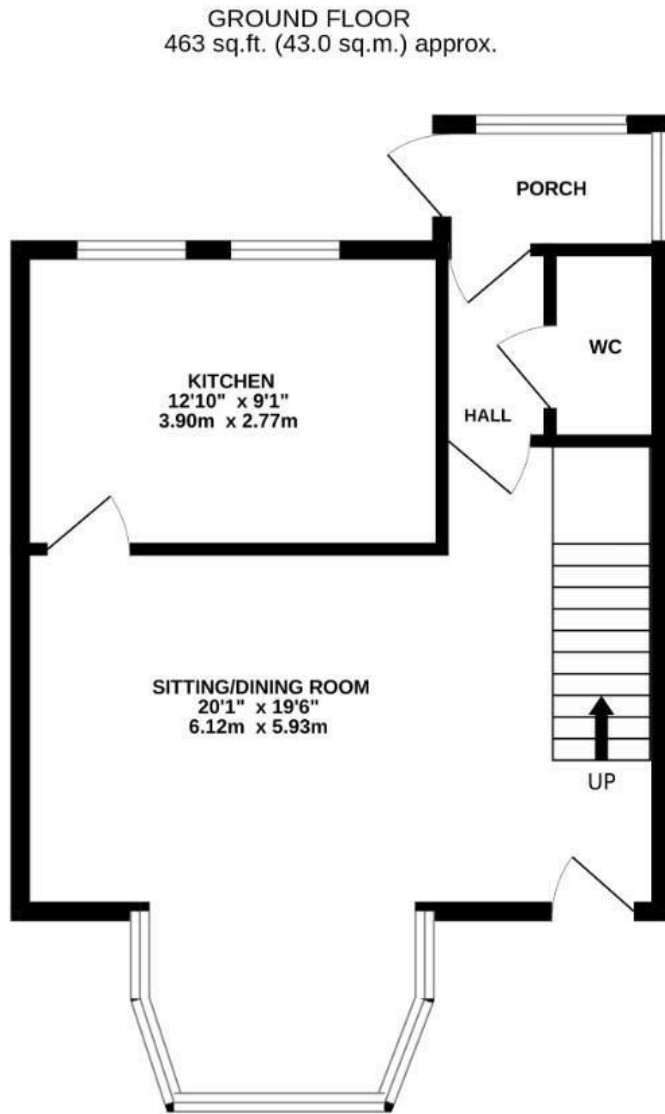
Mobile Phone Coverage – Okay – Good

Flood Risk – Very Low

EPC Rating - C



Tenure: Freehold
Council Tax Band: D



TOTAL FLOOR AREA : 853 sq.ft. (79.3 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.
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- ENVIABLE LOCATION TO HIGH STREET
- RECENTLY REFURBISHED
- TWO DOUBLE BEDROOMS
- SPACIOUS SITTING ROOM WITH CONSERVATORY
- MODERN KITCHEN & BATHROOM
- DOWNSTAIRS CLOAKROOM
- DOUBLE GLAZED & GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN & ALLOCATED PARKING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	74	
(55-68) D		
(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.