



24 Wealden Avenue,
Tenterden, TN30 6NN
Guide Price £535,000 - £550,000



Guide price £535,000 - £550,000. Deceptively spacious two-bedroom detached bungalow offering two bedrooms both with en-suites, spacious sitting room with dining area, a mature and well-tended garden, garage and driveway, with scope for further development subject to the usual permissions, situated in a quiet and popular residential area within walking distance to the picturesque tree-lined High Street of Tenterden.

The accommodation offers entrance hall with doorways leading to the master bedroom with built in storage, window overlooking the front and generous en-suite with corner bath, walk-in shower cubicle and vanity storage with mounted basin and WC, and a second bedroom with window overlooking the rear garden and en-suite with walk in shower cubicle, pedestal basin and WC.

Further doorways lead to a useful cloakroom with WC and vanity storage with mounted basin, and to a spacious double aspect sitting room with window overlooking the front and feature fireplace, open onto a dining area with French doors out to and overlooking the rear garden, and doorway leading to the kitchen fitted with a range of wall and base units, integrated appliances including oven, electric hob with extractor above, dishwasher, washing machine, undercounter fridge and freezer and access out to the patio.

Externally, the garden is a particular feature of the property and enjoys views over the neighbouring Knockwood woodland. The lawn is edged with well stocked mature borders boasting a variety of plants and shrubs and a patio area to the top of the garden enjoys an ornamental pond. There is a generous and recently refurbished raised deck with pergola and steps lead down to a further lawned area with patio and pergola.

To the front the property features a garden mainly laid to lawn with mature hedge border and planted beds, steps up to footpath and bloc paved driveway leading to the single garage with path continuing to the front door.

This wonderful home is situated in a very quiet and private position on a desirable road within easy reach of both St. Michaels village and Tenterden High Street. There is a footpath adjacent to the property that offers access into the neighbouring Knockwood woodland.

The town offers comprehensive shopping including Waitrose and Tesco supermarkets and many pubs and restaurants. The property is ideally located for a range of schools including St Michaels Primary School, Tenterden Infants and Junior schools and Homewood Secondary school. The property is also 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 departs 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.

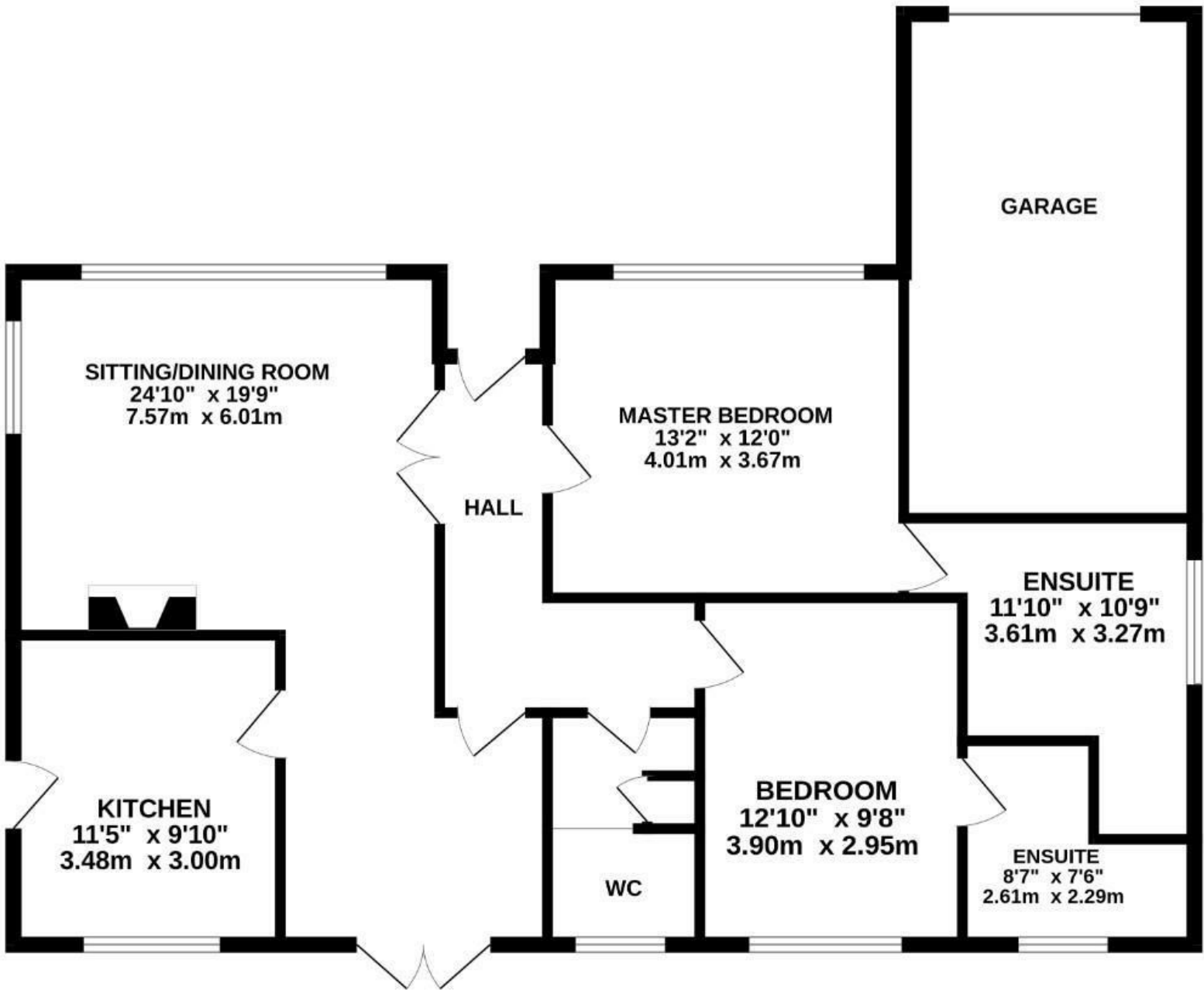
Tenure - Freehold
Services – Mains electricity, water, drainage and gas central heating.
Broadband – Average Broadband Speed 15mb – 31mb
Mobile Phone Coverage – Okay – Good
Flood Risk – Very Low

The vendor advises there is a small parcel of land at the bottom of the garden which is on a separate title. A covenant on this title allows for this area to only be used as garden/agricultural land until 13/04/2052. A further covenant dated 1938 allows for access to the neighbouring land should repairs to cables/pipework ect be required, for which no payments can be charged.





GROUND FLOOR



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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Tenure: Freehold
Council Tax Band: E

- DETACHED TWO BEDROOM BUNGALOW
- TWO EN-SUITE BATHROOMS
- SPACIOUS SITTING ROOM WITH DINING AREA
- MATURE PRIVATE GARDEN
- SCOPE FOR FURTHER DEVELOPMENT
- QUIET AND POPULAR RESIDENTIAL LOCATION
- DRIVEWAY AND GARAGE
- EPC TBC - COUNCIL TAX BAND E

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		
	66	80
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		
	61	75
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.