





8 Goodsall Road,  
Tenterden, TN30 7DX

Asking Price £695,000



An immaculately presented five-bedroom semi-detached home offering a modern kitchen/dining room, study, three bathrooms and carport with driveway, conveniently located in a desirable residential area just a short walk from the tree lined High Street of Tenterden.

The accommodation offers entrance hall with stairs to first floor and doorways leading to a bright sitting room with feature bay window, study with window overlooking front, WC and a modern kitchen/dining room fitted with a range of wall and base units with integrated fridge freezer, dishwasher, washing machine, double oven and hob with extractor above. The dining area offers space for a large table and sliding doors provide views over and access out to the rear garden with exterior electric awning positioned above.

The first floor offers a master bedroom with built in wardrobes with clever walk in storage behind and a modern en-suite, fully tiled with large walk-in shower, wall hung basin, WC and heated towel radiator, two further double bedrooms and family bathroom. Stairs lead up to the second floor and to an additional bedroom with en-suite shower room and a fifth bedroom with built in storage.

Externally to the rear is a private, southerly facing and partially walled garden which is laid to lawn with generous patio areas offering the perfect entertaining space. Bricked raised beds and borders are planted with an array of established shrubs, the timber shed, painted to co-ordinate with the fencing, offers useful storage and a side gate allows access out to the carport and driveway which provides off road parking for two vehicles and clever storage solutions to the rear. The front of the property features an attractive low walled border with wrought iron fencing with gate leading to front door.

Goodsall Road 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 and is ideally situated for a range of state schools including St. Michaels Primary school, Tenterden Infants and Junior schools, and Homewood Secondary school, along with several of the renowned independent schools nearby.

The property 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 Eurostar trains depart for the continent, as well as the high-speed service 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.  
Annual maintenance charge - circa £269.71 per annum which covers the upkeep of all the communal areas.  
Broadband – Average Broadband Speed 14mb – 1000mb  
Mobile Phone Coverage – Okay – Good  
Flood Risk – Very Low



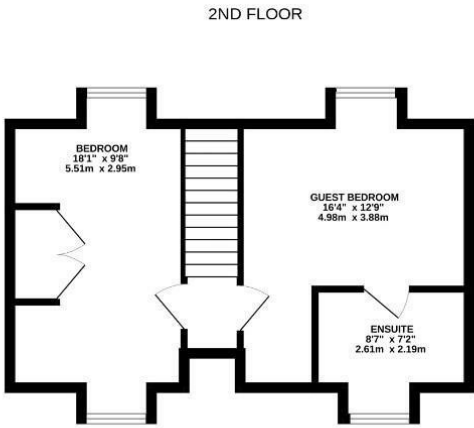
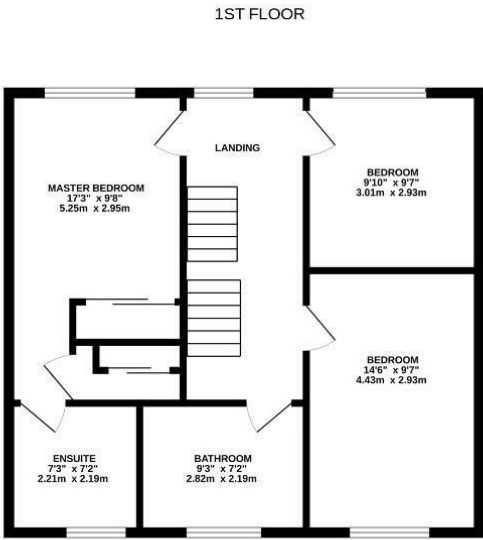
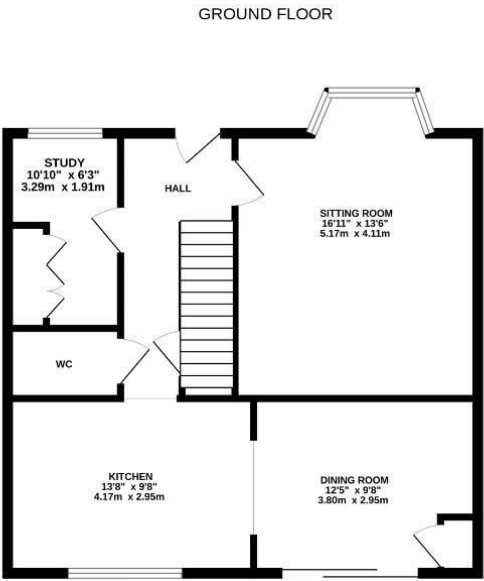




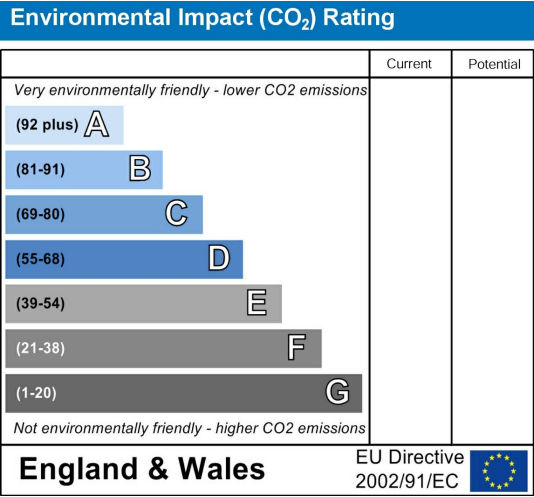
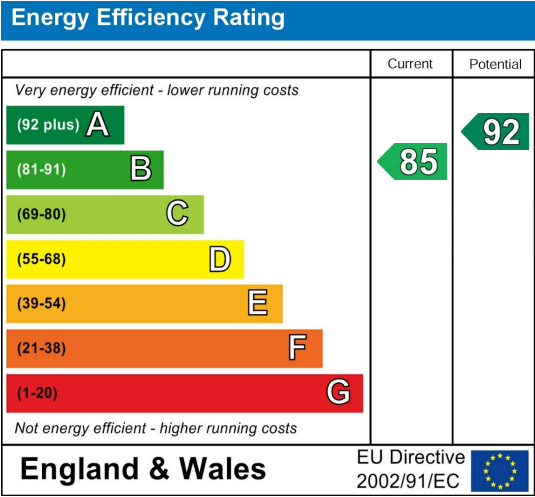


Tenure: Freehold  
Council Tax Band: F

- IMMACULATELY PRESENTED FIVE BEDROOM HOME
- SHORT WALK FROM TENTERDEN HIGH STREET
- KITCHEN/DINING ROOM WITH SLIDING DOORS OUT TO GARDEN
- TWO EN-SUITES AND FAMILY BATHROOM
- STUDY
- LANDSCAPED PARTIALLY WALLED REAR GARDEN
- CAR PORT AND DRIVEWAY
- EPC RATING B



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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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.

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