





# 1 Limes Close, Tenterden, TN30 7BB

Guide Price £400,000 - £425,000



GUIDE PRICE £400,000 - £425,000. A well presented two bedroom detached bungalow with large garage and driveway, located in a quiet cu-de-sac within walking distance of Tenterden High Street.

The accommodation offers sitting room with windows overlooking the front garden, feature fireplace and double doors leading to dining room with study area and french doors out to patio. The modern and well planned kitchen offers a range of wall and base units with integrated appliances, pan drawers, breakfast bar and door to rear patio. There are two double bedrooms, the master offering built in storage, and a modern shower room with vanity storage.

The property sits on a corner plot and offers wrap around gardens. The front garden offers lawn area with mature plant and shrub beds and hedge borders, and a generous patio wraps the side and rear of the property and features raised planters, summerhouse and rear access to garage. There is a driveway leading to Appledore Road, and an additional accessed from the cul-de-sac which leads to the garage which is wider than standard and offers opportunity to park and exit your vehicle with ease.

The home is situated within level walking distance of 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 in one of the most desirable avenues 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 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 Eurostar trains depart for the continent, as well as the high-speed service to London St Pancras (a journey of approx. 37 minutes).

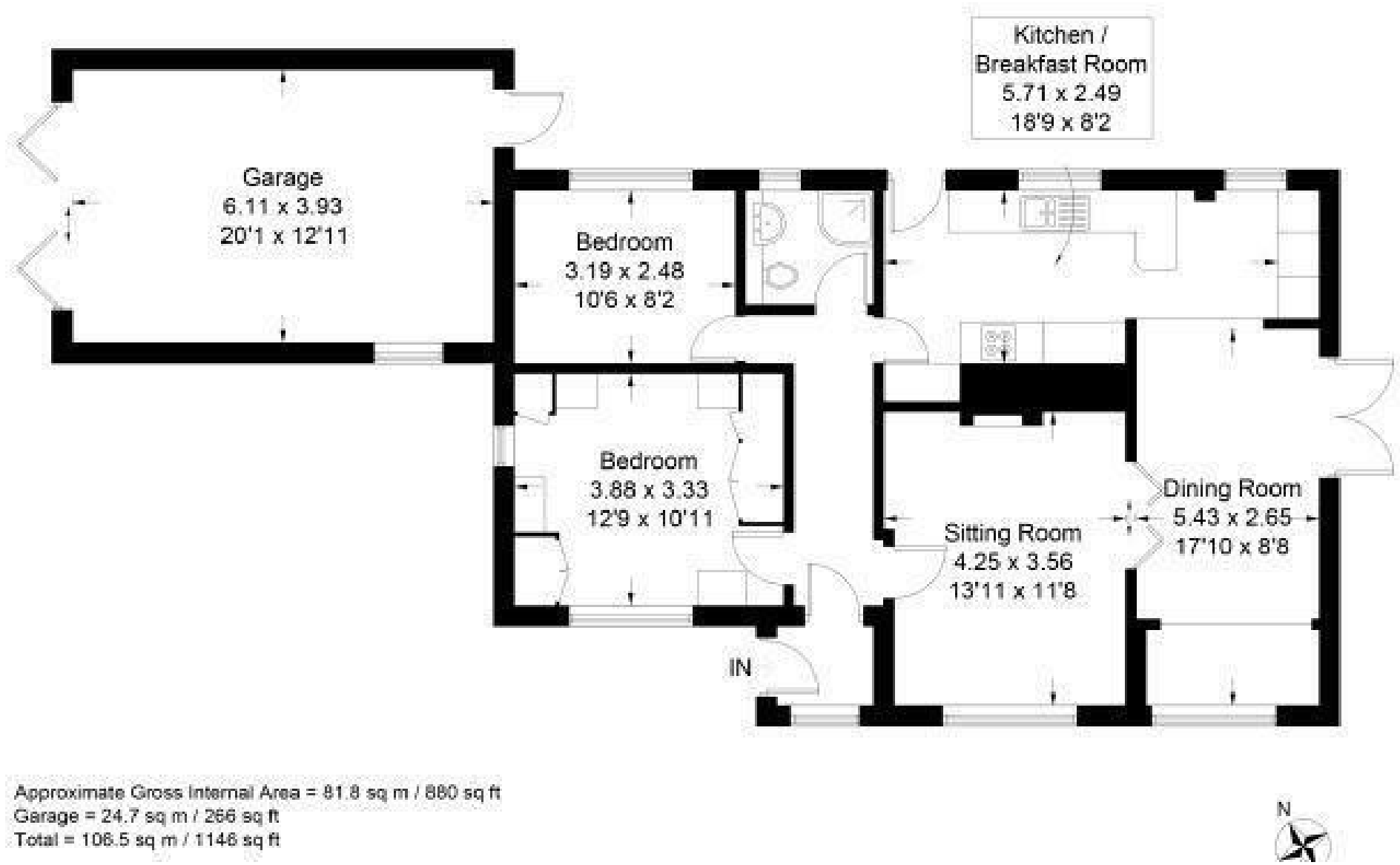
Tenure – Freehold  
Services – Mains Water, Sewerage, Gas and Electricity  
Heating – Gas Central Heating  
Broadband – Average Broadband Speed 15mb – 1000mb  
Mobile Phone Coverage – Good  
Flood Risk – Very Low






Tenure: Freehold  
Council Tax Band: E

1 Limes Close, Tenterden



- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- WALKING DISTANCE TO HIGH STREET
- WELL TENDED GARDENS
- MODERN KITCHEN BREAKFAST ROOM
- LARGE GARAGE
- DRIVEWAY
- EPC RATING C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	69	88
(81-91) B		
(69-80) C		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.