



Beacon Oak Road, Tenterden, TN30 6RY

Guide Price £450,000 - £475,000



GUIDE PRICE £450,000 - £475,000. Attractive semi-detached four-bedroom new build home located on a small development of just four properties, just a short walk from the picturesque tree-lined High Street of Tenterden.

The contemporary accommodation offers to the ground floor an entrance hall leading to a modern kitchen/dining room with French doors out to the rear garden, a sitting room with further French doors out to garden, a study and cloakroom with WC.

The first floor offers the master bedroom with en-suite shower room, three further bedrooms and the family bathroom.

Externally to the rear is a private rear garden laid to lawn with timber fenced boundaries. To the front of the property is allocated parking with electric charging point.

The development is situated within 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.

The home occupies a popular location 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 to two popular golf courses, Tenterden Golf Course, and London Beach 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). The property is also within a 20-minute drive to the coast and 30 minutes' drive to Eurotunnel.

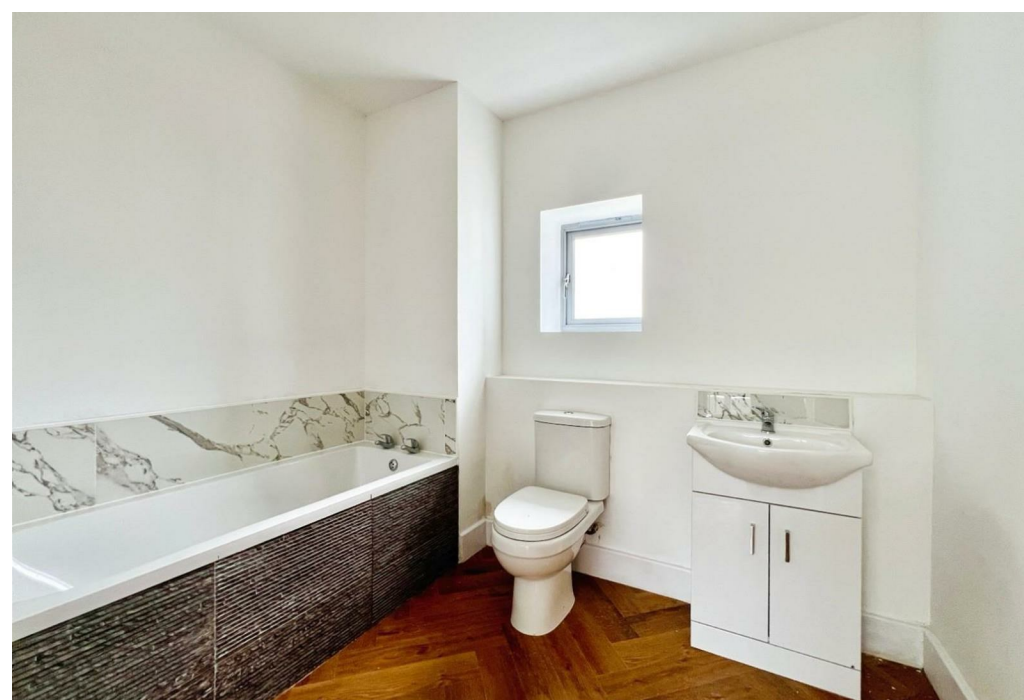
Tenure - Freehold

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

Broadband – Average Broadband Speed 17mb – 1000mb

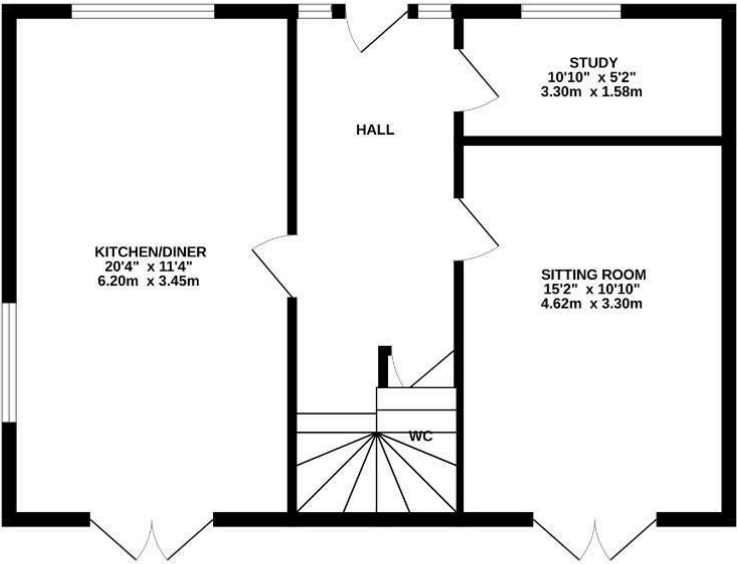
Mobile Phone Coverage – Okay – Good

Flood Risk – Very Low

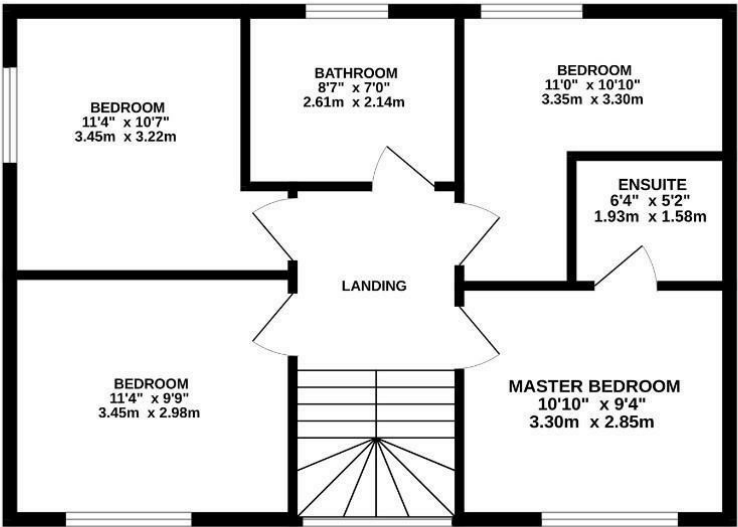


Tenure: Freehold
Council Tax Band: New
Build

GROUND FLOOR



1ST 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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- FOUR BEDROOM SEMI DETACHED HOME
- SMALL NEW BUILD DEVELOPMENT
- PRIVATE GARDEN
- OFF ROAD PARKING WITH ELECTRIC CHARGING POINT
- CHOICE OF CARPETS
- FREEHOLD
- EPC TBC
- COUNCIL TAX BAND TBC

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		
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.