

## Beacon Oak Road, Tenterden, TN30 6RY

Guide Price £485,000 - £515,000









GUIDE PRICE £485,000 - £515,000. Attractive semi-detached three-bedroom new build home located on a small development of just four properties, just a short walk from the picturesque treelined High Street of Tenterden.

The contemporary accommodation offers to the ground floor an entrance hall with stairs to first floor and doorways leading to study, a sitting room with window overlooking the rear garden and a modern kitchen/dining room with French doors out to the rear garden. A further doorway leads into a utility room with door to garden and access to a useful cloakroom with WC. The first floor offers the master bedroom with en-suite shower room, two further bedrooms and the family bathroom.

Externally to the rear is a private rear garden laid to lawn with patio area and 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:

**GROUND FLOOR** 

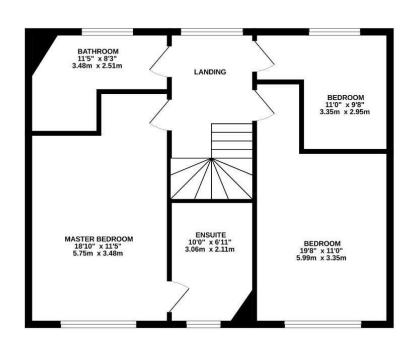
STUDY
11'0" x 8'9"
3.35m x 2.66m

HALL

KITCHEN/DINER
23'8" x 11'5"
7.22m x 3.48m

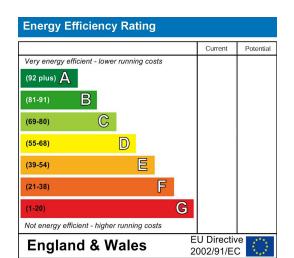
SITTING ROOM
20'0" x 11'0"
6.09m x 3.35m

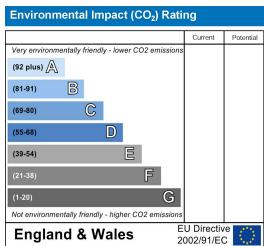
1ST FLOOR



THREE 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





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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nilst every attempt has been made to ensure the accuracy of the floorplan contained here, measur

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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