



April Lodge, Ashford Road, Tenterden, TN30 6NB

Guide Price £550,000 - £600,000



GUIDE PRICE £550,000 - £600,000. Unusual and deceptively spacious six-bedroom detached family home with open plan living accommodation, two bathrooms, private garden, twin garages and driveway parking, situated within easy access to local primary and secondary schools and the picturesque tree-lined High Street of Tenterden.

The accommodation offers entrance porch leading to an inner hall with stairs to first floor and doorways leading to a utility room, three double bedrooms, a good size single bedroom and the generous family bathroom with suite comprising of bath, separate shower cubicle, basin with vanity storage beneath and WC with concealed cistern.

The first floor offers a bright open plan kitchen/living/dining area, with French doors leading out to the garden, along with two further double bedrooms and a shower room.

Externally, the private rear garden is mainly laid to lawn with mature planted borders, paved patio and pathway leading out to the twin garages and driveway. A gate leads to the front garden, also laid to lawn.

This spacious home is ideally situated within easy reach of both St. Michaels village and Tenterden High Street. The town offers comprehensive shopping including Waitress 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 within easy access of two popular golf courses, Tenterden Golf Course, and London Beach 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 500 Mbps

Mobile Phone Coverage – Okay – Good

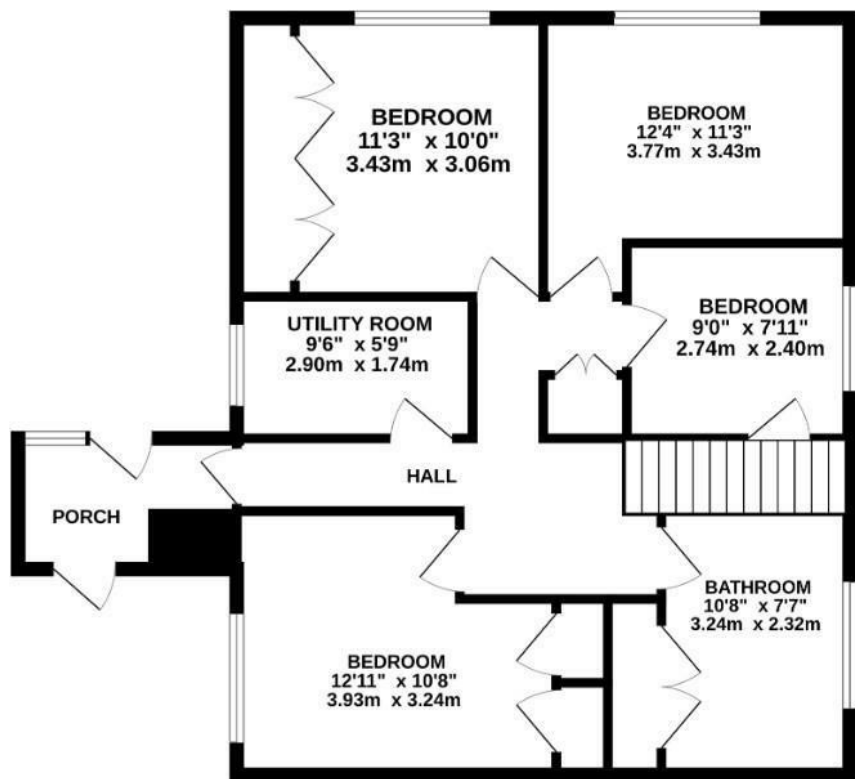
Flood Risk – Very Low



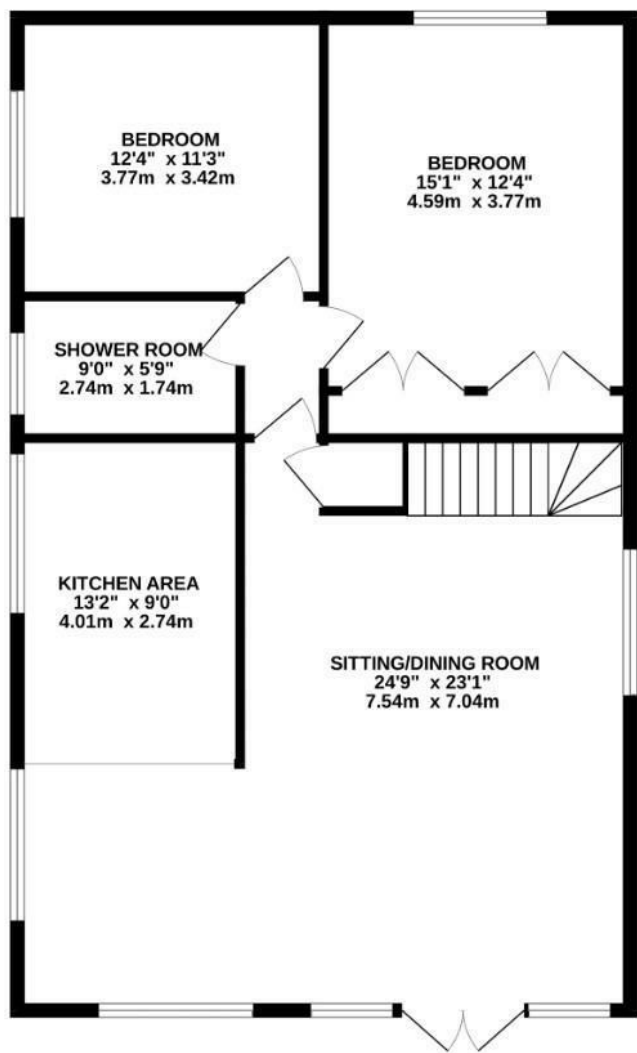


Tenure: Freehold
Council Tax Band: G

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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- SPACIOUS SIX BEDROOM DETACHED FAMILY HOME
- UNUSUAL UPSIDE-DOWN LAYOUT
- OPEN PLAN KITCHEN/SITTING ROOM/DINING ROOM
- OPPORTUNITY FOR INTEGRAL ANNEXE/MULTI-GENERATIONAL LIVING
- FAMILY BATHROOM AND SHOWER ROOM
- TWO GARAGES AND DRIVEWAY PARKING
- PRIVATE GARDEN
- EPC RATING D
- COUNCIL TAX BAND G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	62	81
(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 CO2 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 CO2 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.