



63 Henley Meadows, St. Michaels, Tenterden, TN30 6EN

Asking Price £500,000

 4  2  2  TBC

Well-presented four-bedroom, two bathroom detached family home featuring two reception rooms and conservatory with a converted double garage offering flexible use, situated in a popular residential area within easy access to local primary and secondary schools and the tree lined High Street of Tenterden.

The accommodation offers entrance hall with stairs to first floor and storage beneath with doorways leading to a useful cloakroom with WC, kitchen and sitting room with bay window. From the sitting room, French doors lead on to the dining room with further doorways leading out to the conservatory and the modern kitchen fitted, which offers a range of high gloss wall and base units, a generous cupboard with additional storage and further doors leading out to the side access and back to the hall.

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

The private rear garden features walled raised beds with new fencing, lawn area and generous patio. The driveway has been cleverly gated to provide further garden space, with access for parking if required.

The Double garage has been converted and is currently used as a spacious office, but offers flexible use, with a concealed area to the rear providing a useful storage area. To the front, the driveway has been widened to provide further off road parking.

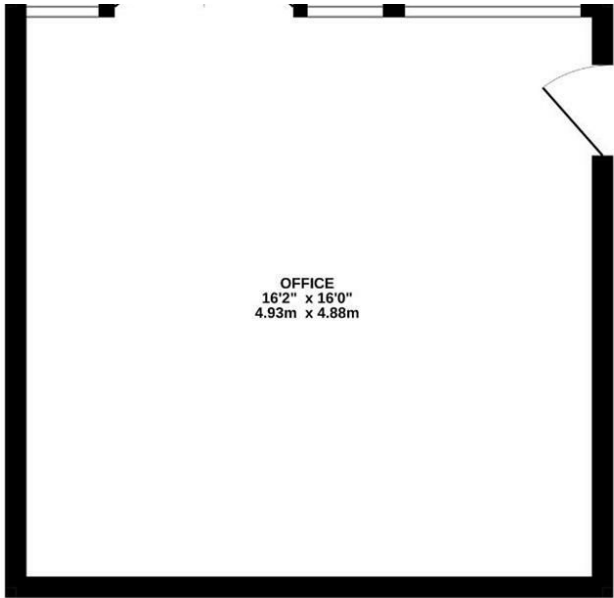
The property is positioned in a quiet and popular residential area within easy reach of both St. Michaels village and Tenterden High Street. The town offers comprehensive shopping including Waitress and Tesco supermarkets and many pubs and restaurants.

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.

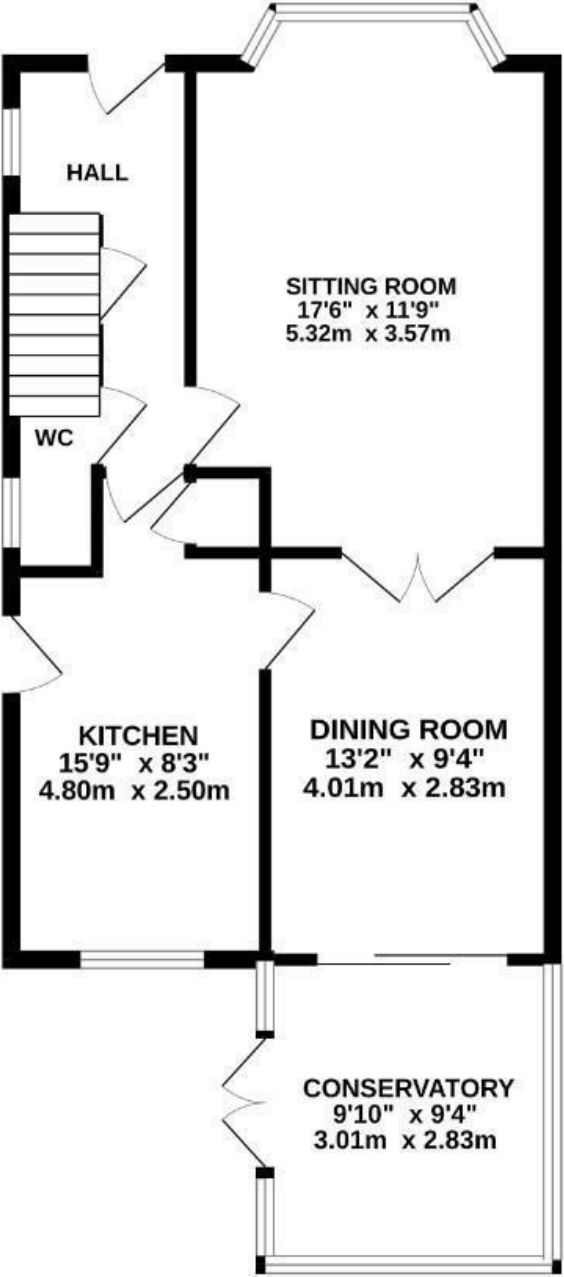
Mainline train services to London can be accessed from Headcorn (about 8 miles), or Ashford International (about 12 miles) where the high-speed service departs to London St Pancras (a journey of approx. 37 minutes). The property is also within a 20-minute drive to the coast and 30 minutes' drive to Eurotunnel.

Tenure - Freehold
Services – Mains electricity, water, drainage and gas central heating.
Broadband – Available Broadband Speed 75mbps
Mobile Phone Coverage – Good
Flood Risk – Very Low



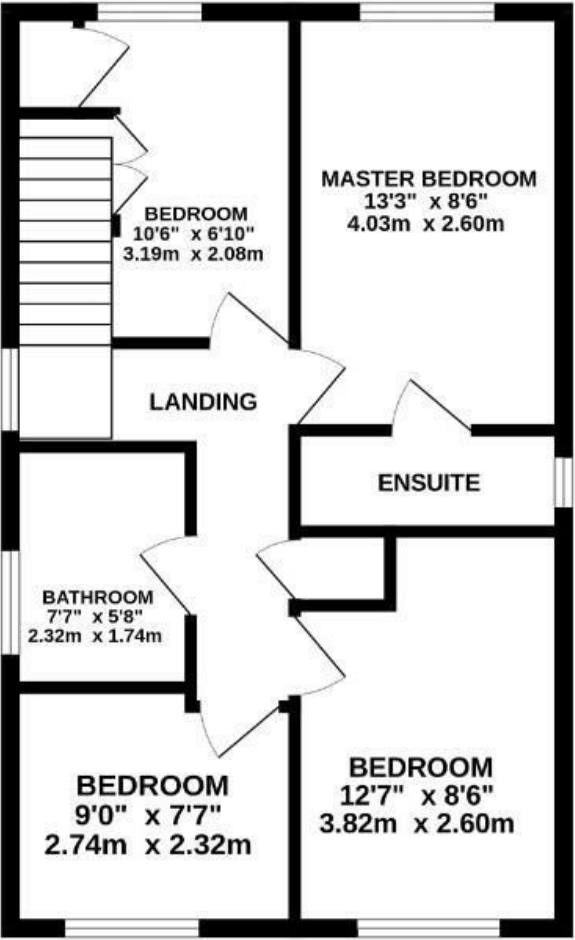


GROUND FLOOR



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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1ST FLOOR



Tenure: Freehold
Council Tax Band: E

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- EN-SUITE AND FAMILY BATHROOM
- TWO RECEPTION ROOMS
- CONSERVATORY
- PRIVATE REAR GARDEN
- CONVERTED DOUBLE GARAGE PROVIDING OFFICE SPACE
- POPULAR VILLAGE LOCATION
- EPC RATING TBC
- COUNCIL TAX BAND E

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.