

# 21 WHEELER STREET

HEADCORN

TN27 9SH

GUIDE PRICE £300,000 - £325,000

FREEHOLD

EPC REPORT: F



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rindicoen 2024. Produced for Simon Miller & Company. REF: 1103262



APPOINTMENT WITH THE OWNER'S AGENTS

**Agents note:** All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit for purpose or are in working order. Interested parties are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.







This attractive, end terrace period cottage is located in the heart of this popular village and offers deceptive accommodation over two floors. A timber gate from the drive leads to the side door, taking you straight into the modern kitchen, with an inner hallway from here providing utility space, with the stunning ground floor shower room beside. A doorway from here leads to the lounge/dining space to the front, with wood burning stove and brick surround and rarely used front door to the main road with double glazed window beside with fitted blinds. A staircase from the hallway takes you to the open plan first floor landing, which provides a useful study or additional guest bedroom space, with the main bedroom to the front. The landing also provides access, with a fitted folding ladder to a fully boarded loft space, with power and light and window providing natural light.

#### Property Features

- Attractive End Terraced Cottage
- Modernised Throughout With Electric Heating
- Lounge/Diner with Wood Burning Stove
- First Floor Study/Bedroom
- Large Fully Boarded Loft Space
- Modern Fitted Kitchen
- Ground Floor Shower Room
- Off Street Parking for Two/Three Cars

Outside, the property offers a gravel driveway with parking for two/three cars, a real bonus in the village centre, with gated access to the exceptional rear gardens, approximately 140' overall, leading almost to Oak Lane to the rear. The gardens offer large lawns, mature flower and shrub beds, timber garden office or entertaining space and additional sheds for storage.

Located only a short stroll to the centre of the village, with its eclectic mix of shops and restaurants, popular pubs, Sainsbury's, Costa Coffee as well as Post Office and Doctors Surgery, the commuter is also well served with a mainline train station within easy walking distance offering regular services into London. The County Town of Maidstone is within easy reach by bus or car, with its greater range of shopping, leisure and transport facilities.

#### MATERIAL INFORMATION

Freehold, Council Tax Band (C), EPC Report (F), Broadband: Superfast & Gfast

