



4 Sentinel Way, Kent, TN27 9GE

Guide Price £400,000
EPC RATING: B

Sentinel Way, Headcorn, Ashford, TN27

Approximate Area = 986 sq ft / 91.6 sq m (excludes carport)
Outbuilding = 81 sq ft / 7.5 sq m
Total = 1067 sq ft / 99.1 sq m
For identification only - Not to scale





Located in this modern development, within close walking distance of the centre of the village is this beautifully presented, detached, three bedroom family home. The generous hallway leads to the lounge and downstairs cloakroom, with the spacious kitchen/dining room offering patio doors to the garden and a utility room beside. Upstairs, the landing provides access to the part boarded loft with fitted ladder and the three well proportioned bedrooms, which benefit from an en-suite shower to the main bedroom with a three piece bathroom serving the remaining two bedrooms. The property also benefits from the remainder of its NHBC warranty and fitted solar panels.

Outside, there is parking beside the house for two cars, with a fitted EV charging point, which leads to the car port and gated access leading you into the larger than average low maintenance garden, with paved patio area, timber shed and large garden room with power and light, ideal for use as a gym or a great space to relax or entertain.

This popular development is located just off Grigg Lane and is only a short walk to the centre of the village, which offers a range of independent shops, pubs and restaurants as well as nearby doctor's surgery, playground and well regarded primary school. Commuters are also well catered for, with regular mainline train services into London as well as easy access by car to the M20 motorway. The larger towns of Tenterden and Maidstone are also within easy reach by bus or car, with their great range of shopping and leisure facilities.

MATERIAL INFORMATION

Freehold
Council Tax Band E
EPC Report B



• GUIDE PRICE £400,000 - £425,000 • Detached Family Home, Popular Modern Development • Three Bedrooms • En-Suite & Family Bathroom • Utility Room and Downstairs Cloakroom • Well Presented Throughout • Parking for 2 Cars with EV Charging Point, Fitted Solar Panels & Car Port • Larger than Average Rear Garden with Summer House • Walking Distance of the Village • NHBC Remaining

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 the 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.

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