

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential).
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Lenham Road, Headcorn, Ashford, TN27
Approximate Area = 1601 sq ft / 148.7 sq m
For identification only - Not to scale

15 Lenham Road, Ashford, TN27 9TU

Price Guide £400,000
EPC RATING: C





Guide Price £400,000 - £425,000. A truly flexible family home, being offered chain free, in this popular road close to the village centre. Set over three floors, this deceptive terraced family home offers two reception rooms, cloakroom and kitchen to the ground floor, with the first floor offering four bedrooms, one with ensuite and a separate family bathroom with two further rooms to the top floor, ideal for use as an office or playroom or additional bedrooms if required.

Outside a paved path leads to the front door with lawn to both sides and hedge screen to front whilst the rear offers a paved patio, with lawned area beside and gated access to the rear. Parking is accessed via a shared driveway leading from Lenham Road, where the property benefits from a single garage, with up and over door and space for parking one car in front.

Located within close walking distance of the centre of the village, Headcorn offers an eclectic mix of local independent shops and cafes, various pubs, Sainsbury's Local, Costa Coffee and main Post Office. The local Primary School is moments away, opposite Days Green, with its children's playground, with commuters well served by a Mainline Train Station offering regular services into London.

MATERIAL INFORMATION

Freehold
Council Tax Band E
EPC Report C



- Guide Price £400,000 - £425,000 • Offered Chain Free • Four Bedroom Family Home • Versatile Accommodation over Three Floors • En-Suite and Family Bathrooms • Office/Playrooms to the Top Floor • Two Reception Rooms • Walking Distance of The Village Centre • Garage and Off Street Parking

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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