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ST. MICHAELS, TENTERDEN

# 98 Henley Meadows, St. Michaels, Tenterden,Kent, TN30 6EQ

## Guide Price £425,000 - £475,000

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GUIDE PRICE £425,000 - £450,000 – NO ONWARD CHAIN. Attractive four-bedroom, two bathroom detached family home with kitchen/breakfast room, two further reception rooms, garage and driveway, situated at the end of a cul-de-sac 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 an entrance hall with stairs to the first floor and a useful cloakroom with WC. The first floor has a kitchen/breakfast room, a sitting room with bay window to the front of the house and internal French doors leading through to the dining room at the back. A sliding door from the dining room offers access to the rear garden.

The kitchen is fitted with a range of wall and base units, integrated double oven, electric hob with extractor above and space for further appliances. The adjoining breakfast room offers sliding doors out to the rear garden and a further doorway leading into the utility room where access is available into the rear of the garage.

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 is mainly laid to lawn with patio area and raised bed borders and enjoys an outlook over the woodland beyond. To the front is a small lawn area with established hedgerow and the driveway provides off-road parking for two vehicles.

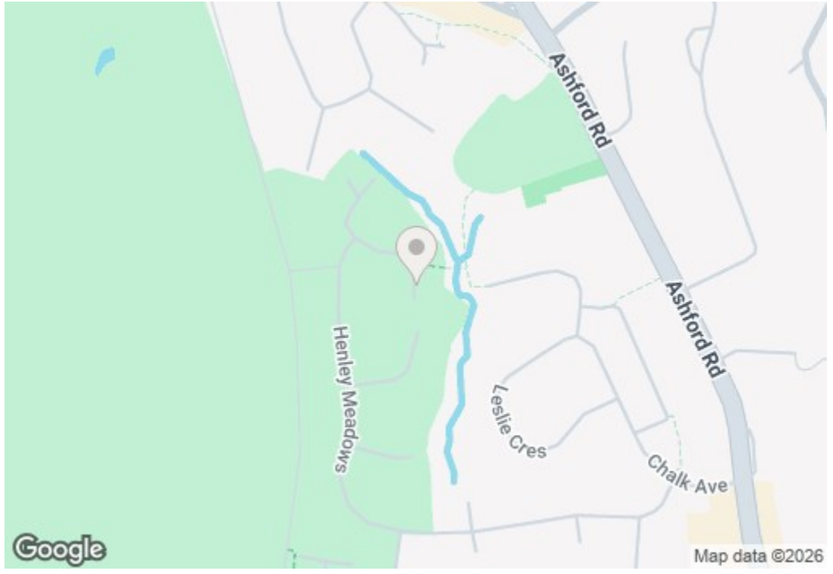
The property is positioned in a quiet and popular residential area within easy reach of both St. Micheals village and Tenterden High Street. The town offers comprehensive shopping including Waitress and Tesco supermarkets and many pubs and restaurants.

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.

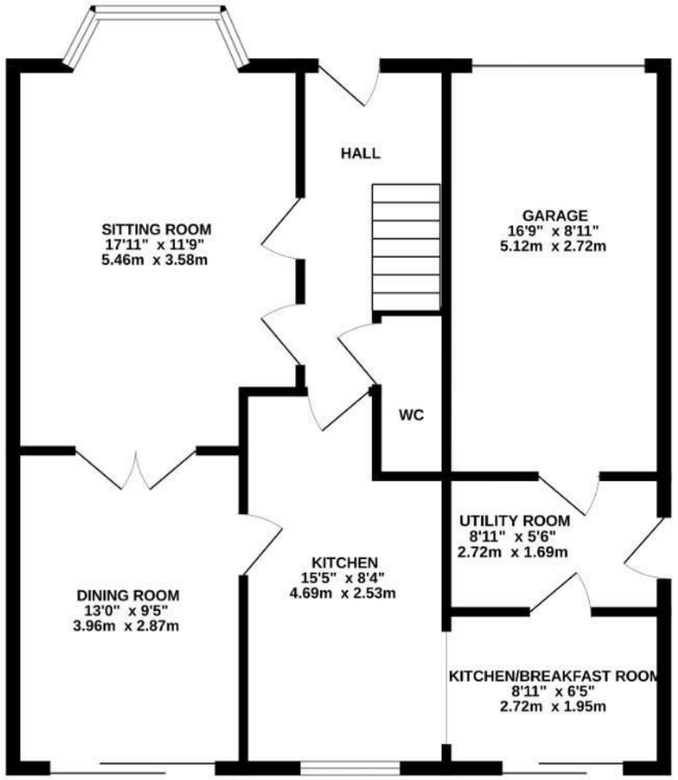
Mainline train services to London can be accessed from Headcorn (about 8 miles), or Ashford International (about 12 miles) where the high-speed service departs to London St Pancras (a journey of approx. 37 minutes). The property is also within a 20-minute drive to the coast and 30 minutes' drive to Eurotunnel.

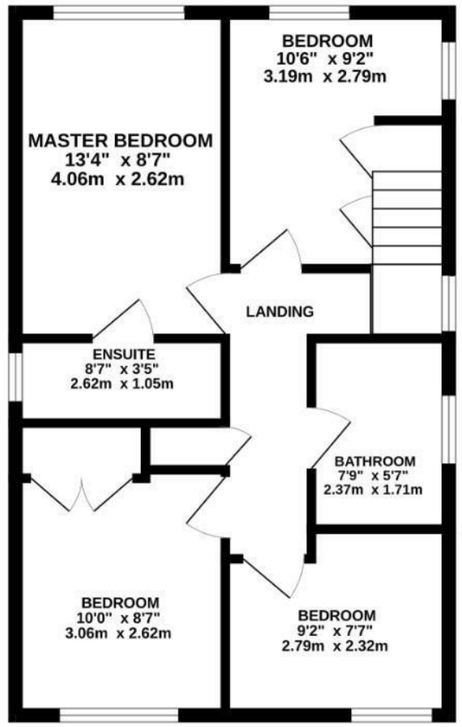
Tenure - Freehold
Services – Mains electricity, water, drainage and gas central heating with recently installed boiler.
Broadband – Available Broadband Speed 75mbps
Mobile Phone Coverage – Good
Flood Risk – Very Low
Agents note – The vendors have previously held planning permission for a first floor extension over the garage.

Biddenden Rd
LONDON BEACH
St haels
PARKGATE
Tenterden
Woodchurch Rd
High St
Rolvenden Rd
Google
Map data ©2026 Google


Ashford Rd
Ashford Rd
Henley Meadows
Leslie Cres
Chalk Ave
Google
Map data ©2026

Tenure: Freehold
Council Tax Band: E




TOTAL FLOOR AREA : 1288 sq.ft. (119.6 sq.m.) approx.

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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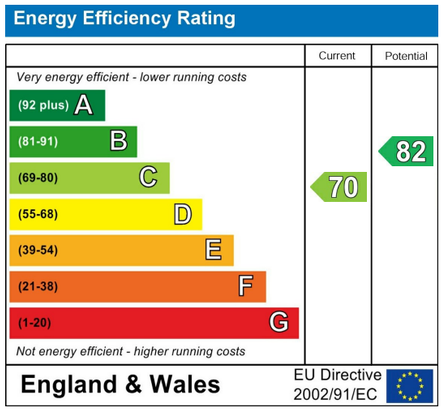
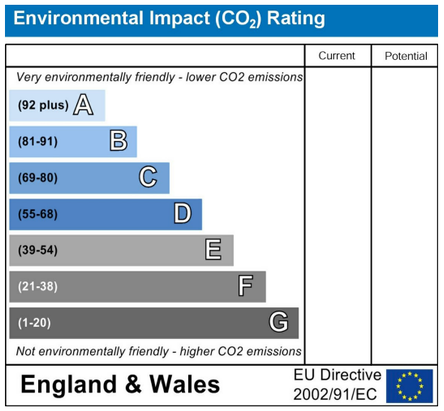
- DETACHED FOUR BEDROOM FAMILY HOME
- NO ONWARD CHAIN
- EN-SUITE AND FAMILY BATHROOM
- TWO RECEPTION ROOMS
- PRIVATE REAR GARDEN
- GARAGE AND DRIVEWAY
- POPULAR VILLAGE LOCATION
- EPC RATING C
- COUNCIL TAX BAND E
- LAPSED PLANNING PERMISSION FOR EXTENSION ABOVE GARAGE




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.

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