



The Old Post Office, Iden Green, TN17 4HA

Asking Price £440,000



NO ONWARD CHAIN - Charming and deceptively spacious character home offering three bedrooms, two bathrooms and two reception rooms, roof terrace, private garden and off-road parking, located in the popular village of Iden Green, a short drive from the historic village of Benenden and within the Cranbrook School Catchment area.

The accommodation offers an entrance hall with stairs to first floor and generous storage cupboard, with doorway leading to the sitting room with bay window to front and French doors through to the dining area and kitchen which is open onto a large utility room with access to a useful cloakroom with WC and door out to rear garden.

The first floor offers a bright master bedroom with built in wardrobes, en-suite shower room and French doors out to a roof terrace. There are two further double bedrooms, one with built in storage, and a family bathroom with suite comprising of bath with shower above, wall mounted basin, WC and heated towel radiator.

Externally the property benefits from a large roof terrace accessed from the master bedroom with views over the neighbouring park and a further garden area with gate leading out to off-road parking, accessed from the rear of the property on ground floor.

Iden Green is a pretty village in the High Weald Area of Outstanding Natural Beauty with an active community that offers a village hall/pavilion and tennis club. The nearby picturesque village of Benenden enjoys good local facilities including a general store with post office, butcher, church, award winning public house and an abundance of countryside walks; further amenities may be found in either nearby Cranbrook (about 2 miles) or Tenterden (about 6 miles), with a wide range of shops, restaurants and further leisure/sport facilities available.

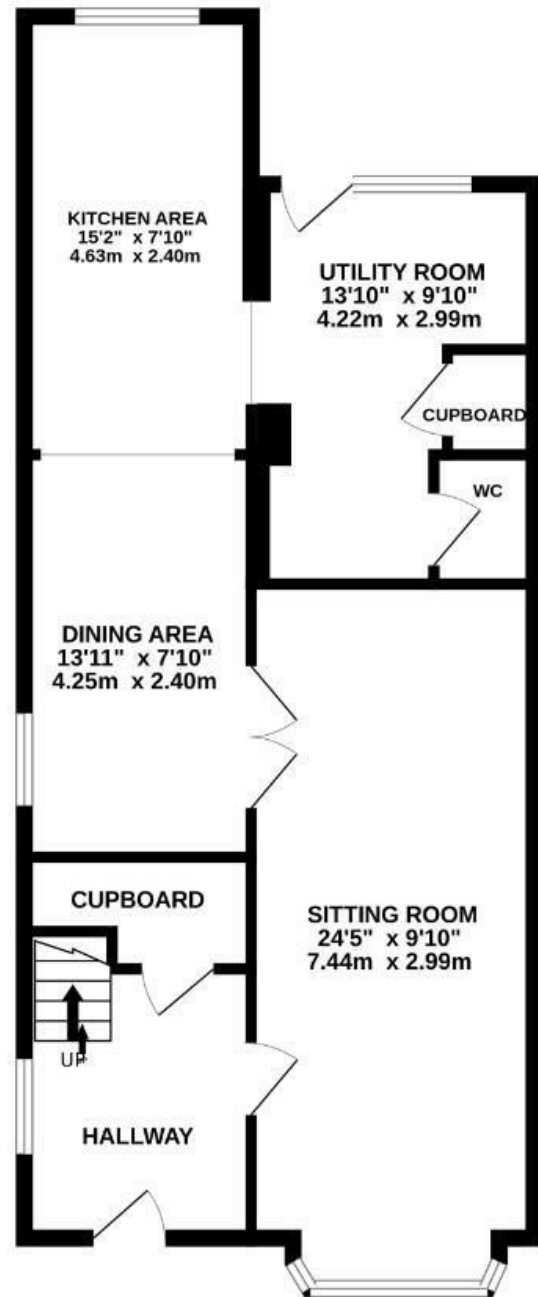
For education, there is a good selection of both private and state schools in the area, with the property benefitting from being within the much sought after Cranbrook School catchment area.

Tenure – Freehold
Services – Mains Water, Sewerage and Electricity and Air Source Heating
Broadband – Average Broadband Speed Available up to 900Mbps
Mobile Phone Coverage – Good
Flood Risk – Very Low





GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 1168 sq.ft. (108.5 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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Tenure: Freehold
Council Tax Band: E

- CHARMING THREE BEDROOM SEMI-DETACHED HOME
- DECEPTIVELY SPACIOUS
- CHAIN FREE
- TWO RECEPTION ROOMS
- UTILITY ROOM
- ROOF TERRACE AND GARDEN
- OFF ROAD PARKING
- POPULAR VILLAGE LOCATION
- CRANBROOK SCHOOL CATCHMENT AREA
- COUNCIL TAX BAND E – EPC RATING C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100+
(81-91) B			
(69-80) C		77	
(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.

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