



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

2 Beech Gardens

Headcorn, Ashford, Kent, TN27 9FN

£385,000

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Description

A wonderfully presented, light and bright three bedroom, two bathroom three year old family home with two allocated parking spaces to front. The property comprises:

Ground floor:

- * 28'2" x 16'2" triple aspect open plan living space incorporating:
 - a lounge diner area with double doors to rear garden
 - modern integrated kitchen with built in fridge and freezer, dishwasher, washing machine, four ring gas hob with extractor over, ample work surface including breakfast bar. * Guest W.C.

First floor:

- * 13'11" Master bedroom with built in wardrobe & ensuite shower room
- * 10'6" Guest bedroom * 10'6" Third bedroom
- * Modern white family bathroom suite

Outside:

- * 2x allocated parking spaces directly in front of property
- * Rear garden mainly laid to turf with large patio area and side access

Notes:

- * Gas heating via radiators
- * Double glazing
- * Seven years NHBC warranty remaining
- * Council Tax: D, Maidstone
- * Tenure: Freehold
- * Estate charge of approx £400 per annum.



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Location

An idyllic location nestled between designated Areas of Natural Beauty and situated on the river Beult, the historic village of Headcorn has plenty to offer. As one of the largest villages in the area, it boasts its own railway station with excellent connections to London and the South East, while neighbouring Maidstone is just eight miles away.

The local high street, comprised of quaint shops, tearooms, and country pubs, offers you an opportunity to embrace a village lifestyle, whilst still having access to a host of essential local amenities. In the heart of this charming village you'll find the local church and village hall, hosting a series of seasonal events connecting the community. There is also the opportunity to join one of the many social or sports clubs. Those who prefer to be the master of their own adventures can enjoy exploring one of the many cycle routes, walks and bridle paths located within the area. On your doorstep is a popular local primary school, with choices of secondary, comprehensive and grammar schools close by.

For all Viewings and Enquiries contact:



Mark Yelverton

mark.yelverton@sibleypares.co.uk



Mr Marcus Monger

marcus.monger@sibleypares.co.uk



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01622 673086

sibleypares.co.uk



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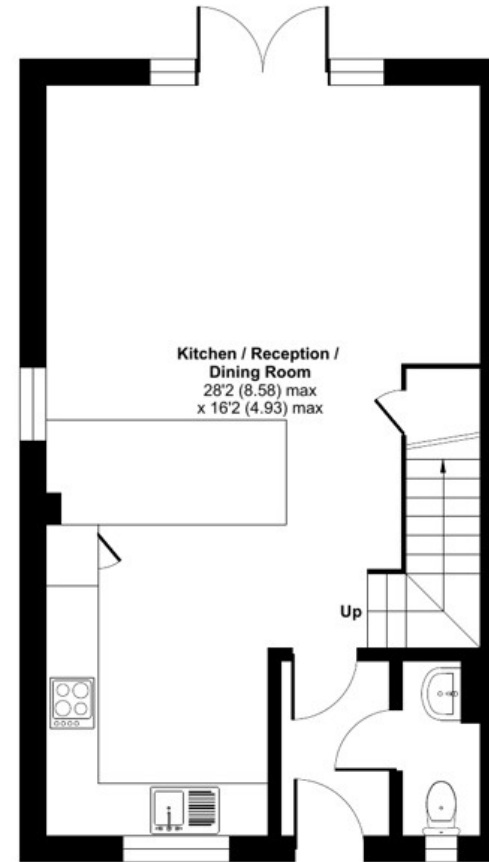




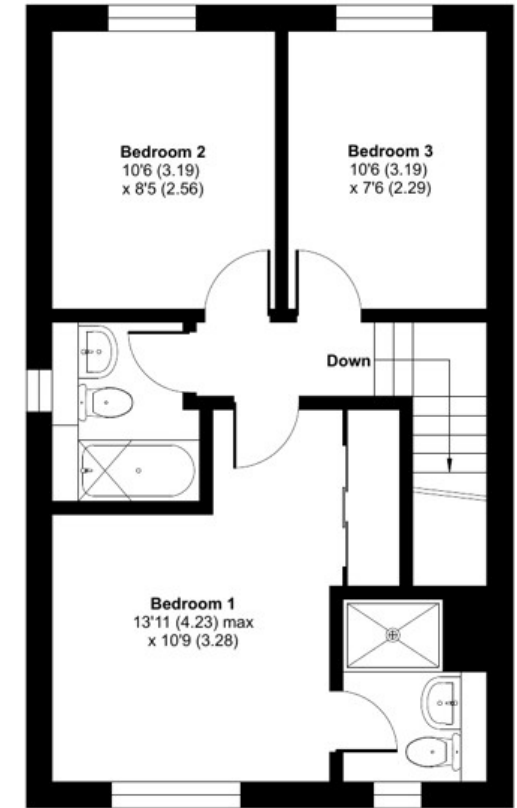
Floorplan and Dimensions



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR

Beech Gardens, Headcorn, Ashford, TN27

Approximate Area = 926 sq ft / 86 sq m

For identification only - Not to scale

NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.
 MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares. Please note that in accordance with Money Laundering Regulations, we are now required to obtain proof of identity for purchasers.



1 Ashford Road, Maidstone, Kent ME14 5BJ

sibleypares.co.uk | Maidstone (01622) 673086 | Ashford (01233) 629281

Partners: Sarah Raggatt, BSc (Hons) MRICS | Phillip Hubbard, BA (Hons) MRICS

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