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HIGH HALDEN

12 Halden Close,
High Halden, Kent, TN26 3ER

Guide Price £475,000 - £500,000

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GUIDE PRICE £475,000 - £500,000. Attractive semi-detached home offering three bedrooms, two bathrooms, a spacious kitchen/dining room, a well-stocked and landscaped private garden and off-road parking, positioned on a popular residential development in the desirable village of High Halden.

Built in 2019, with four years NHBC warranty remaining, the accommodation comprises of an entrance hall with stairs to first floor and storage beneath with doorways leading to a useful cloakroom with WC, a bright sitting room with window to the front and a spacious kitchen/dining room fitted with a range of modern gloss finish wall and base units with complementing stone worksurfaces, integrated double oven, hob with extractor above, fridge-freezer and dishwasher. The dining/living area offers ample space for a dining table as well as lounge furniture with bi-fold doors opening the space out onto the garden.

The first floor offers a master bedroom with a fully tiled en-suite shower room, two further double bedrooms, one featuring substantial built-in storage, and a fully tiled family bathroom with suite comprising of a bath and separate shower cubicle, mounted hand basin with vanity storage beneath, WC, and heated towel radiator.

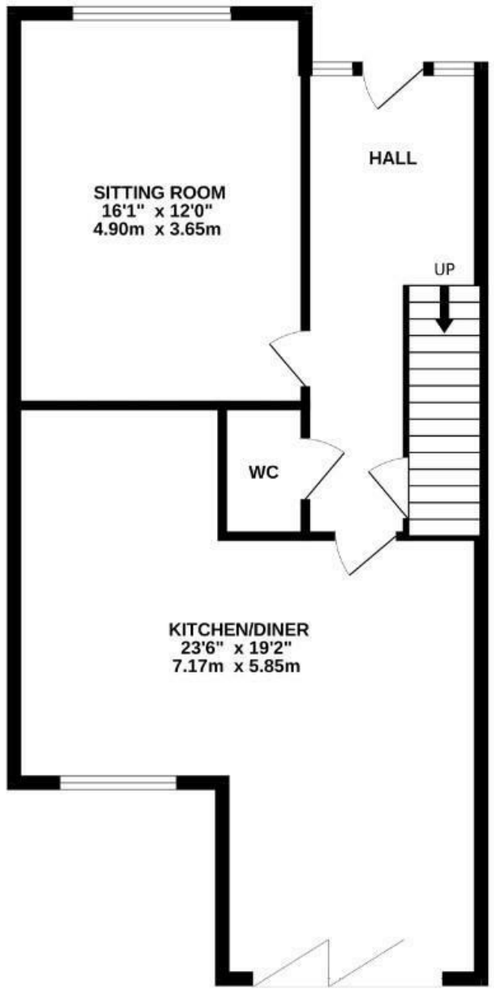
The rear garden has been beautifully landscaped and offers a variety of well stocked beds and a generous patio area ideal for entertaining. To the front is a bloc-paved driveway providing off-road parking for two vehicles with steps leading up to the front door.

This attractive home is situated in the popular village of High Halden which offers a variety of local amenities including a well-stocked village store, primary school and popular historic public house/restaurant, The Chequers on the Green. The historic town of Tenterden is less than 10-minute drive with its busy High Street shops, supermarkets and leisure centre, whilst a short drive brings you to the beautiful Kent coastal area that includes Rye and Camber Sands.

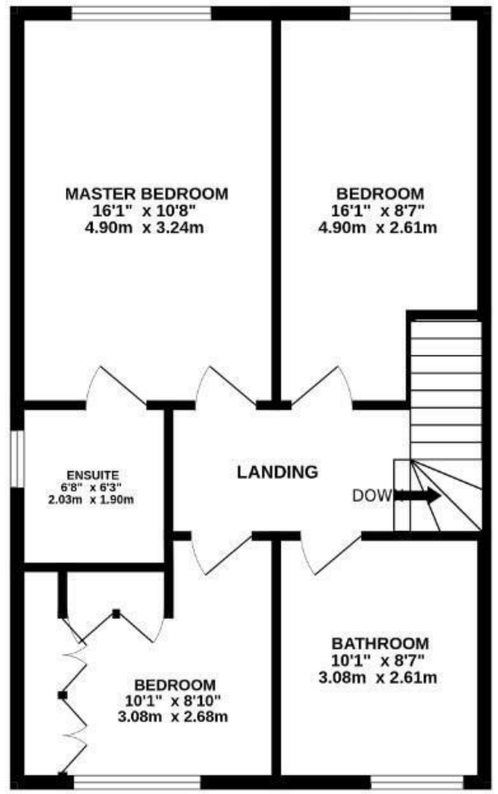
The surrounding area is well known for its excellent range of schools both in the state and independent sectors including grammar schools for boys and girls. Mainline rail services are available at Headcorn and Ashford including 37-minute High Speed trains into London.

The nearby market town of Tenterden offers a wide range of facilities including Waitrose and Tesco supermarkets, quality shops, banks, public houses, and restaurants. To the south, is the Ancient Town and Cinque Port of Rye (6 miles) renowned for its historical associations and fine period architecture. As well as its charm, the town has a range of shopping facilities, smaller retail units, cafés and art/antique galleries and an active local community.

GROUND FLOOR
675 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 1282 sq.ft. (119.1 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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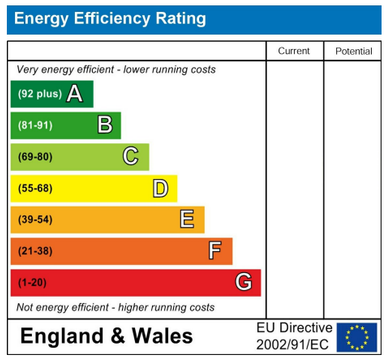
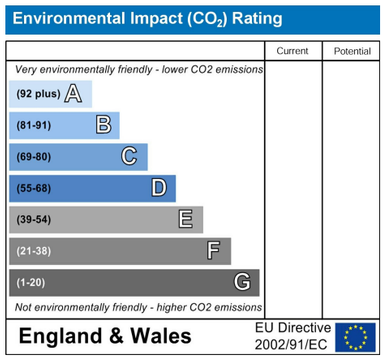
- ATTRACTIVE SEMI-DETACHED HOME
- THREE BEDROOMS
- FAMILY BATHROOM AND EN-SUITE
- SPACIOUS OPEN PLAN KITCHEN/DINING AREA
- WELL STOCKED LANDSCAPED GARDEN WITH GENEROUS PATIO
- OFF-ROAD PARKING
- POPULAR VILLAGE LOCATION
- COUNCIL TAX BAND E

Tenure – Freehold
Annual Estate Charge - £300.00 per annum
Services – Mains electricity, water and gas central heating.
Broadband – Average Broadband Speed 910mbps
Mobile Phone Coverage – Good
Flood Risk from Rivers and Sea – Very Low
EPC Rating C
Council Tax Band E





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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