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IDEN GREEN

The Old Post Office,
Iden Green, TN17 4HA

Asking Price £440,000

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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.

"If an offer is accepted on a property marketed by Hunters Estate Agents, all purchasers are required to complete ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations. We use a specialist third-party company to carry out these checks. The fee is £60 (including VAT) per person or £120 (including VAT) if purchasing under a company name, payable once the offer is agreed and before the sales memorandum is issued. Please note that this charge is non-refundable."

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































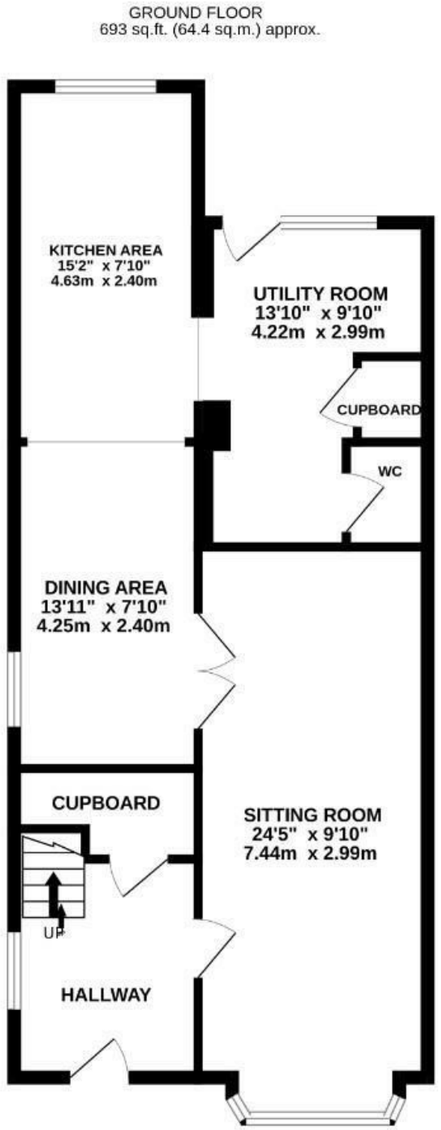

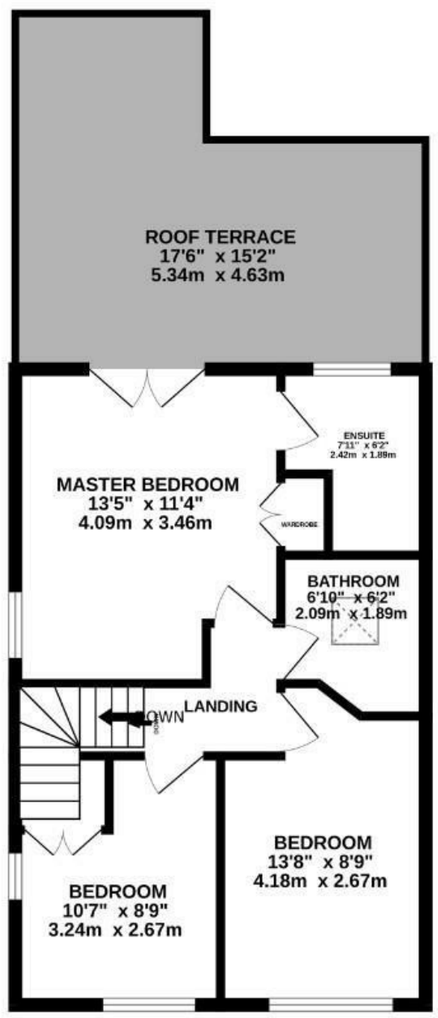

TOTAL FLOOR AREA : 1168 sq.ft. (108.5 sq.m.) approx.

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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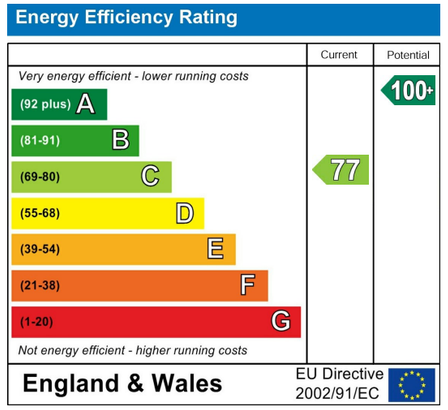
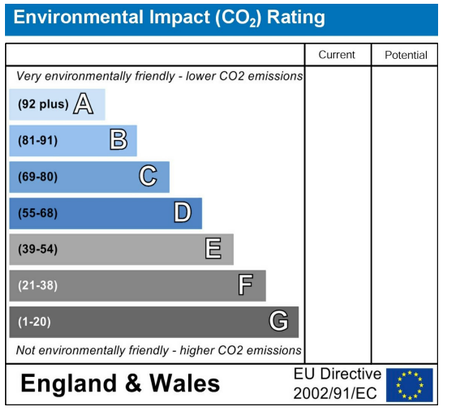
Tenure: Freehold
Council Tax Band: E

- 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





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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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