



66 Wayside Avenue, St Michaels,
Tenterden, Kent TN30 6PA

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Guide Price : £335,000

Detached 2 bedroom bungalow in prime position in the heart of St Michaels with conservatory, prefab garage, driveway to side and deceptively generous plot offering scope to update and extend (subject to planning consent).

Tucked away just a short stroll from the heart of St Michaels and within easy reach of Tenterden, this bungalow offers a wonderful opportunity to enjoy life within a thriving village community while creating a home to suit modern tastes.

The well-proportioned accommodation includes: an enclosed porch and entrance hall, kitchen, bathroom, two bedrooms, a generous living room with a conservatory to the rear overlooking the surprisingly large garden, together with a prefab garage and driveway parking.

Set within a deceptively generous plot, the property offers excellent scope to update and personalise the existing accommodation, while also presenting exciting potential to extend, subject to the necessary consents.

Comfortable to enjoy from the outset yet offering plenty of opportunity to enhance over time, it is a home that combines immediate practicality with exciting long term potential. Offered to the market with no onward chain, it is ready for its next chapter.

SITUATION: Wayside Avenue enjoys a peaceful yet highly convenient setting in the heart of the thriving village of St Michael's. A wide range of everyday amenities are within easy walking distance, including convenience stores, a hardware shop, post office, hairdressers, garage, takeaway and well-regarded primary and secondary schools. The historic High Street of nearby Tenterden is also within easy reach, offering an excellent selection of independent shops, cafés, restaurants, supermarkets, leisure facilities and healthcare services.

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Accommodation A covered entrance porch provides a sheltered welcome before a second door opens into the central hallway, from which all of the principal rooms are accessed. This practical space includes a built-in airing cupboard housing the hot water cylinder together with access to the loft.

The kitchen is fitted with a range of timber fronted wall and base units incorporating a one and a half bowl sink and drainer, together with a built-in eye-level double oven and grill and space for the usual appliances. While perfectly functional, it now offers an excellent opportunity for updating to suit modern tastes. A door opens directly onto the rear garden, adding to its everyday practicality.

The generously proportioned sitting/dining room is a bright and versatile space, comfortably accommodating both seating and dining areas if desired. A fireplace provides an attractive focal point, while a door gives access into the conservatory, which enjoys a lovely outlook over the rear garden and provides an additional place to relax throughout the seasons.

The bungalow offers two well proportioned bedrooms, both enjoying attractive bay windows overlooking the front garden. The principal bedroom benefits from a range of fitted storage, while the second bedroom has previously been used as a separate dining room, illustrating the flexibility of the accommodation. Completing the interior is a bathroom fitted with a panelled bath with shower over, wash hand basin and WC.

Outside

A front garden creates an attractive approach to the property. To one side is a path to the front door, while a long driveway extends along the other side of the bungalow to a prefabricated garage, providing ample off-road parking.

The rear garden is a particularly appealing feature, being far larger than first impressions suggest and enjoying a good degree of privacy. Equally, the generous plot presents exciting scope to extend the property to the side and/or rear, subject to the necessary planning consents.

Services Mains: water, electricity, gas and drainage. EPC Rating: D.

Local Authority: Ashford Borough Council. Council Tax Band: D.

Location Finder; what3words: ///outboard.pictured.vegetable



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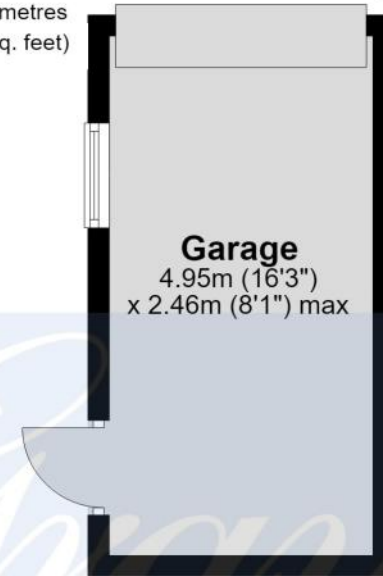
Ground Floor

Approx. 66.2 sq. metres
(712.4 sq. feet)



Garage (external dimensions)

Approx. 12.2 sq. metres
(131.3 sq. feet)



Total area: approx. 78.4 sq. metres (843.7 sq. feet)

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