

Warner Gray



57 Lower Road Woodchurch Kent TN26 3SG

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Guide Price £450,000 to £495,000

This deceptively spacious 3 bedroom detached bungalow with garden and plentiful off-street parking enjoys a sought-after location just a short walk from the centre of the pretty village of Woodchurch.

This surprisingly generous bungalow is presented in very good order throughout. Recently redecorated and recarpeted in a neutral colour palette, this lovely home is ready for someone to move in and start enjoying it straight away.

The current accommodation includes a central entrance hall, a large double-aspect sitting/dining room, a spacious conservatory, a well-appointed kitchen/breakfast room, a utility space, a principal bedroom with ample built-in storage, two further bedrooms, and a shower room.

Outside, an enclosed, east-facing and low-maintenance garden provides a pleasant place to sit, with an additional lawned garden to the front. The property is approached over a driveway offering parking for a number of vehicles. All local village amenities are within walking distance, which is a key part of this location's continued appeal.

- Deceptively spacious 3 bedroom bungalow NO ONWARD CHAIN
- Presented in very good order throughout
- Redecorated & recarpeted in neutral colours
- Generous reception rooms including conservatory
- Enclosed low maintenance garden to rear
- Driveway with plentiful off-street parking
- Walking distance of centre of village & amenities
- Historic town of Tenterden a short drive away
- Local buses / High speed rail link at Ashford

SITUATION: This property is just a short walk from the centre of the popular rural village of Woodchurch and its beautiful village green. The village offers good local facilities including a general store / post office, butcher, primary school, doctor's surgery, ancient church, two public houses and many clubs and societies. It also benefits from being positioned between Tenterden (4 miles) and the larger town of Ashford (8 miles), both offering comprehensive shopping, leisure, educational and health facilities. For travel, Ashford International offers regular rail services to London including the high speed service to St Pancras taking approximately 37 minutes. Local bus services also run to and from Woodchurch.

13 EAST CROSS TENTERDEN KENT TN30 6AD 01580 766044

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The front door opens into a useful PORCH area. An internal door then opens into a **HALLWAY** which forms the centre of the bungalow. Built-in cupboard for cloaks and airing cupboard housing hot water cylinder. Loft access is from this area.

KITCHEN / BREAKFAST ROOM 11'5 x 11'5. The double aspect kitchen/breakfast room, which has space for a table and chairs, has a range of wood base units with laminate worktops and further range of matching wall cupboards. One and a half bowl sink unit with mixer tap. Eye level built-in electric oven. Gas hob with extractor above. Space for under counter fridge and freezer. A door to the rear gives access to the utility area.

UTILITY AREA This useful area which has a door onto the garden, would be good for dirty boots, laundry and additional white goods.

SITTING ROOM / DINING ROOM 16'2 x 16'2. A spacious, light, double aspect room which is generous enough to be a sitting and dining room if desired.

A fireplace with gas fire makes a cosy focal point. Sliding glazed doors to the rear give access to the conservatory.

CONSERVATORY 13'5 x 10'10. This light and very generous space has lovely vistas over the garden and would make a relaxing place to sit, eat and entertain.

BEDROOM 1 14'5 x 13'. A spacious, bright and airy double bedroom with extensive built-in storage. Window to front.

BEDROOM 2 10'9 x 9'9. A good size double bedroom with views over Lower Road.

BEDROOM 3 13'0 x 8'7. This third bedroom could also be utilised as a study or office, hobby room or additional reception space.

A **SHOWER ROOM** with enclosed shower, wash basin and WC. Obscure glazed window to side.

OUTSIDE This property is approached through a five bar gate onto a tarmac driveway where there is parking for a number of vehicles. Gates to both sides of the bungalow lead you through to an enclosed, low maintenance east facing garden, laid mainly to lawn with a patio to the rear of the house. Views to the rear show just how close this property is to the beautiful open countryside that surrounds Woodchurch.

Services Mains: water, electricity, gas and drainage.
EPC Rating: D. Local Authority: Ashford Borough Council.
Council Tax Band: D.
Location Finder
what3words: ///chatters.galloped.promote



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Total area: approx. 108.5 sq. metres (1168.2 sq. feet)

All measurements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract.

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