



**24 Haffenden Road
Tenterden, Kent TN30 6QE**

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Offers in excess of £580,000

This impressive 3 bedroom detached bungalow enjoys a prime position in a sought-after cul-de-sac, just a short distance from Tenterden's charming, tree-lined town centre. Set on a large corner plot, the beautifully landscaped, south-facing gardens are a special feature - perfect for enjoying the sun through the day.

The property has undergone improvements, including a kitchen skylight that floods the space with natural light, it has also been tastefully redecorated throughout boasting a bright, airy atmosphere creating a stylish family home that needs to be viewed to be fully appreciated.

24 Haffenden Road is further enhanced by the delightful garden, with a rich variety of flowers, plants, and trees, a generously sized terrace offers an ideal spot to relax and enjoy the surroundings during the warmer months. Additionally, a driveway provides parking and leads to an attached garage.

Conveniently set within easy reach of the town centre with its excellent range of shops, local schools and amenities, there are also many rural walks to be found through the surrounding countryside. Mainline stations can be found at Headcorn and Ashford international offering direct services into London.

- Three-bedroom detached bungalow situated in a desirable cul-de-sac location.
- Improved and finished to a high standard creating a lovely family home.
- New gas central heating system
- Stylish, well-presented interior, offering modern and comfortable living
- Delightful, well-stocked south facing garden, a terrace for outdoor enjoyment.
- Off-road parking via a driveway leading to the attached garage.
- Easy access to town with excellent shopping, local schools and amenities.
- Many rural walks perfect for dog lovers and country enthusiasts
- Mainline stations at Headcorn and Ashford International for services to London.

SITUATION: This property is situated just a short walk from the picturesque High Street with its comprehensive range of shopping, leisure and health facilities and abundance of independent shops, small cafés and restaurants. It is also only a few steps from the fields that surround the town and offer extensive dog friendly walking routes. A variety of educational opportunities exist in the town, all of which are within walking distance, and it is also within the catchment for the Ashford Grammar Schools (Norton Knatchbull and Highworth). Headcorn Station offers services to London taking about an hour and Ashford International has the high-speed service to London St Pancras (a journey time of about 37 minutes). Tenterden is served by several bus routes to the surrounding towns and villages.

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The accommodation comprises the following with approximate dimensions :

ENTRANCE PORCH a useful part glazed porch with front door opens into the welcoming **ENTRANCE HALL** window to the front.

SITTING ROOM 15'2 x 16'. A light and bright room with sliding glazed patio doors opening out onto the rear terrace and garden.

KITCHEN / BREAKFAST ROOM 9'11 x 8'8. A well-appointed fitted kitchen featuring a range of work surfaces with tiled splashbacks and a combination of drawers, base units and matching wall-mounted cupboards. There is an inset a stainless-steel sink unit with drainer and mixer tap, five ring gas hob with extractor hood, separate electric double oven, integrated dishwasher and spaces for appliances. A skylight also floods the area with natural light. There's also a practical breakfast bar, ideal for casual dining or extra workspace. Glazed double doors open into the:

CONSERVATORY / GARDEN ROOM 14'6 x 8'6. With windows and doors offering a delightful garden view, the conservatory is generously sized room, being versatile for a number of uses – this is an ideal space for dining and to relax and enjoy the terrace and garden.

BEDROOM 1 14'7 x 10'4. A large window overlooks the rear garden, with a range of built in wardrobe and storage cupboards. Door to **EN-SUITE SHOWER ROOM** Fitted with a smart white suite comprising shower cubicle, low level w.c. and wash hand basin.

BEDROOM 2 10'10 x 9'8. Window to the front. Built in wardrobe cupboard.

BEDROOM 3 8'10 x 7'7. Window to the front.

BATHROOM fitted with a white suite comprising panelled bath with wall shower and part glazed screen, low level w.c. and wash hand basin with useful storage.

OUTSIDE There is a large attractive open plan lawned garden to the front and a drive to the side provides a welcoming approach offering off road parking space and leads to the **ATTACHED GARAGE** 19'8 x 8'6 with electric garage door, power connected and personal door to the conservatory at the rear.

The rear garden has been carefully designed to create a stylish outdoor area offering a good degree of seclusion and complete with a sunny terrace making it an ideal area for table and seats for hosting gatherings or a place to relax and enjoy. The garden is predominantly laid to lawn and complemented by a rich variety of flowering plants and shrubs, adding colour and visual interest through the seasons.

SERVICES Mains water, electricity, gas and drainage. EPC Rating : D Local Authority Ashford Borough Council

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Ground Floor

Approx. 111.2 sq. metres (1197.0 sq. feet)



Total area: approx. 111.2 sq. metres (1197.0 sq. feet)



