



## 22 Gain Bridge Drive, Smarden, TN27 8FP

Guide Price £425,000  
EPC RATING: B

Gain Bridge Drive, Smarden, Ashford, TN27

Approximate Area = 1006 sq ft / 93.4 sq m  
Garage = 123 sq ft / 11.4 sq m  
Total = 1129 sq ft / 104.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Simon Miller & Company. REF: 1381888

TAKE A LOOK AT: [WWW.SIMONMILLER.CO.UK](http://WWW.SIMONMILLER.CO.UK)







Located in a quiet corner of this modern development, built by Countryside Homes in 2021, is this very well presented three bedroom family home which benefits from the remainder of its NHBC Guarantee, overlooking green space to the front and side. With a spacious entrance hall and downstairs cloakroom, the fitted kitchen to the front offers integrated appliances, with the dual aspect lounge/dining room to the rear offering full height windows beside the patio doors which lead to the rear garden. Upstairs, there are three good sized bedrooms, the larger two with dual aspect windows, all served by a three piece family bathroom, with access from the landing to a partly boarded loft area.

Outside, there is allocated parking for two cars to the front and to the rear, a low maintenance paved garden with gated access to a private rear access pathway. The property also offers an exceptional Garden Room, ideal for use as an office, or space to sit and relax or to entertain.

Located a short stroll to the centre of this historic village, Smarden offers a Church, village hall, well regarded Primary School, park, butcher's as well as two popular pubs, convenience store and post office all within walking distance. The larger village of Headcorn is within easy reach by car, with its wider range of shops, cafes and pubs and for the commuter, mainline train services with direct access into London Charing Cross.

MATERIAL INFORMATION

Freehold  
Council Tax Band C  
EPC Report B



• GUIDE PRICE £425,000 - £450,000 • Modern Three Bedroom Family Home • Fitted Kitchen • Downstairs Cloakroom and Family Bathroom • Allocated Parking for Two Cars • Popular Village Location • Cul De Sac Overlooking Green Space • NHBC Guarantee Remaining • Quality Garden Room / Office • Open Plan Lounge / Dining Room

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

11, COLMAN HOUSE, MAIDSTONE, KENT, ME14 1DJ | 01622 691255 | MAIDSTONESALES@SIMONMILLER.CO.UK