

Floor plan produced in accordance with RICS Property Measurement Standards (PM25 Residential). © nchec.com 2020. Produced for Simon Miller & Company. REF: 635536



For identification only - Not to scale

Total = 1374 sq ft / 127.6 sq m
Garage = 142 sq ft / 13.1 sq m
Approximate Area = 1232 sq ft / 114.4 sq m

Sharps Field, Headcorn, Headcorn, Ashford, TN27

9 Sharps Field, Ashford, TN27 9UF

Guide Price £525,000
EPC RATING: D





Located in this quiet cul de sac, this well presented detached four bedroom family home offers well planned accommodation, including a bay fronted lounge to the front, spacious quality fitted kitchen/dining room with utility space and garden room to the rear. With downstairs cloakroom and quality en-suite shower room to the main bedroom, the remaining three bedrooms are served by a modern three piece bathroom suite.

Outside, the property offers parking for two cars in tandem with lawned area beside and an Electric Vehicle charging point. The single garage, with up and over door and personal door to the rear garden leads to a large paved patio, lawn and mature shrubs with gated access at the side leading to the front of the property.

Sharps Field is a popular cul de sac, a short level walk to both the mainline train station with regular services into London Charing Cross and the High Street, which offers a mix of independent shops and cafes, Sainsbury's Local, Costa Coffee and popular pubs, The George, The White Horse and Tap Room, with a modern doctor's surgery and well regarded Primary School with children's playground close by. The larger town of Tenterden is within easy reach, by bus or car, with its greater range of shopping and leisure facilities.

MATERIAL INFORMATION

Freehold
Council Tax Band **F**
EPC Report **D**



- GUIDE PRICE £525,000 - £550,000 • Detached Four Bedroom Family Home • Quality Fitted Kitchen/Dining Room with Utility Area • Bay Fronted Lounge • Garden Room Addition • En-Suite and Family Bathrooms • Garage and Own Driveway • Electric Vehicle Charging Point • Village Cul De Sac

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.