



Moloney
COUNTRY PROPERTY



APRIL LODGE TENTERDEN

APRIL LODGE, ASHFORD ROAD, TENTERDEN, KENT. TN30 6ND

A BEAUTIFULLY PRESENTED, DECEPTIVELY SPACIOUS 6 BEDROOM FAMILY HOUSE WITH A UNIQUE VERSATILE LAYOUT SITUATED IN A PRIME LOCATION CONVENIENT FOR THE TOWN CENTRE AND LOCAL AMENITIES. LIGHT AND AIRY OPEN PLAN SITTING/DINING/KITCHEN WITH DOORS OUT TO THE REAR GARDEN, 4 GROUND FLOOR BEDS WITH BATHROOM, 2 FIRST BEDS WITH SHOWER ROOM, SEPARATE UTILITY ROOM. ALL ROUND PRIVATE GARDENS, 2 GARAGES WITH OFF ROAD PARKING. VIEWING HIGHLY RECOMMENDED.

ACCOMMODATION LIST: PORCH, ENTRANCE HALL, INNER HALL, UTILITY ROOM, 4 BEDROOMS, BATH AND SHOWER ROOM, STAIRS UP TO OPEN PLAN SITTING/DINING/KITCHEN, HALL, 2 DOUBLE BEDROOMS, SHOWER ROOM. FRONT, REAR & SIDE GARDENS, TWO SINGLE GARAGES WITH OFF ROAD PARKING. GAS CENTRAL HEATING.



Gated path with door to:

PORCH: Part glazed door leading out to the rear. Coved ceiling. Tiled floor. Space for appliance. Part glazed door to:

ENTRANCE HALL: Double doored cupboard. Coved ceiling.

UTILITY ROOM: Double glazed window to side. Fitted with base units with square edge laminate worktop over, inset with single bowl, stainless steel sink unit, plumbing for washing machine, eye level cupboards above, tiled splash-backs. Vinyl floor.

BEDROOM: Double glazed window to side. Fitted with range of wardrobe cupboards. Coved ceiling.

BEDROOM: Double glazed window to the front. Fitted with wall to wall range of wardrobe cupboards. Coved ceiling.

BEDROOM: Double glazed window to the front. Coved ceiling.

BEDROOM: Double glazed window to side. Understairs storage cupboard housing Ideal classic boiler.

BATH/SHOWER ROOM: High level, obscure double glazed window to side. Fitted with white suite comprising back to wall WC, semi integrated hand basin set

GUIDE PRICE £550,000



into white high gloss storage unit, panelled bath and tiled shower cubicle. Airing cupboard housing hot water tank with slatted shelf over. Ladder style heated towel rail. Tile effect laminate floor, tiled walls.

Stairs to the first floor:

OPEN PLAN SITTING/DINING/KITCHEN: Sitting/Dining Area: Double glazed window to side and doors leading out to the rear garden. Coved ceiling, wall light points. Space for dining table. Hatch down to basement storage area. Opening to the:

KITCHEN: Two double glazed windows to side, one to the rear. Fitted with range of beech base and wall units with square edge laminate worktop over, inset with 1 1/2 bowl, single drainer, stainless steel sink unit. Hob with extractor over. Hotpoint double oven set into housing unit with cupboards above and below, space for side by side fridge freezer. Tiled splashbacks. Plumbing for dishwasher. Drawer stacks. Tile effect laminate floor. Tiled walls. Inset ceiling lights.

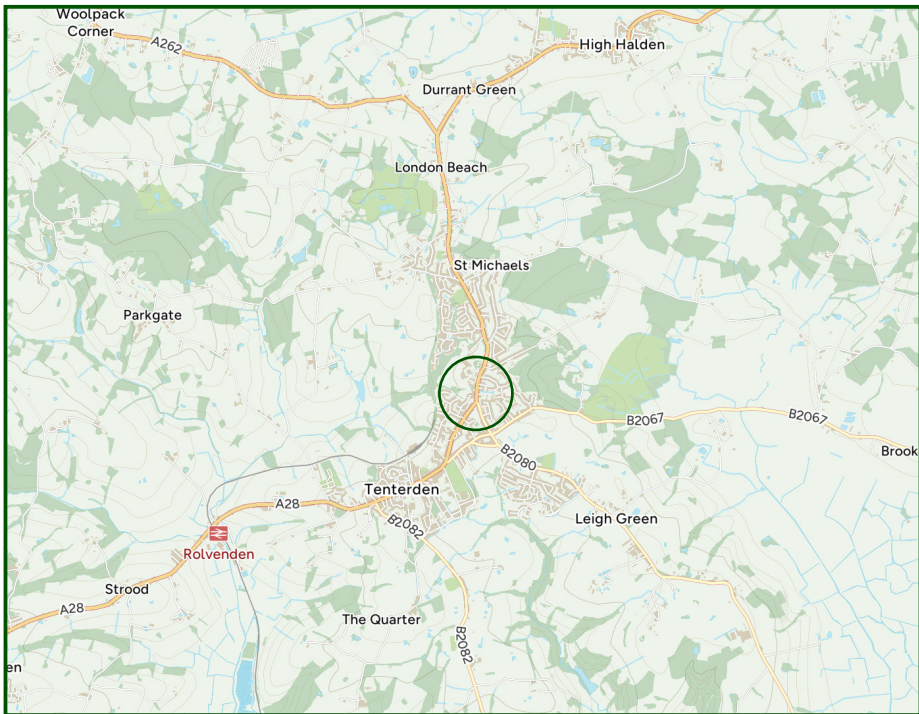
HALL: Loft hatch with ladder and light.

BEDROOM: Double glazed window to the front. Wall to wall range of wardrobe cupboards. Coved ceiling.

BEDROOM: Double glazed window to the side. Coved ceiling.

SHOWER ROOM: Obscure double glazed window to side. Fitted with white suite, comprising WC, twin integrated hand basins set in Corian surround, on storage unit, comprising double cupboards and drawers with mirror over, shaver point. Double shower cubicle. Tile effect laminate floor, tiled walls. Ladder style heated towel rail.

OUTSIDE: The property is approached from the road over a gated pathway to the front with hedged boundaries to all sides. A gated flight of steps to the left hand side leads to the rear. Vehicular access is via Homewood Rd with a driveway leading to two single garages with off-road parking and path leading to the private rear garden, which is part walled, hedged and fenced to all sides with a paved patio for alfresco dining and an area of level lawn with planted borders.



IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

SERVICES: All main services are connected. Gas-fired central heating

FLOOR AREA: 175 m² (1,884 ft²) approx.

EPC RATING: 'D'

LOCAL AUTHORITY: Ashford Borough Council

COUNCIL TAX BAND: 'G'

TENURE: Freehold

TRANSPORT LINKS: For the commuter, Headcorn and Staplehurst stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M20) can be easily accessed at Junction 8 near Leeds Castle (A20).

DIRECTIONS: Travelling on the A28, continue through the town towards St Michaels, April Lodge will be found on the right shortly after Homewood Rd.

What3Words (Location): ///trek.create.overtones

VIEWINGS: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.

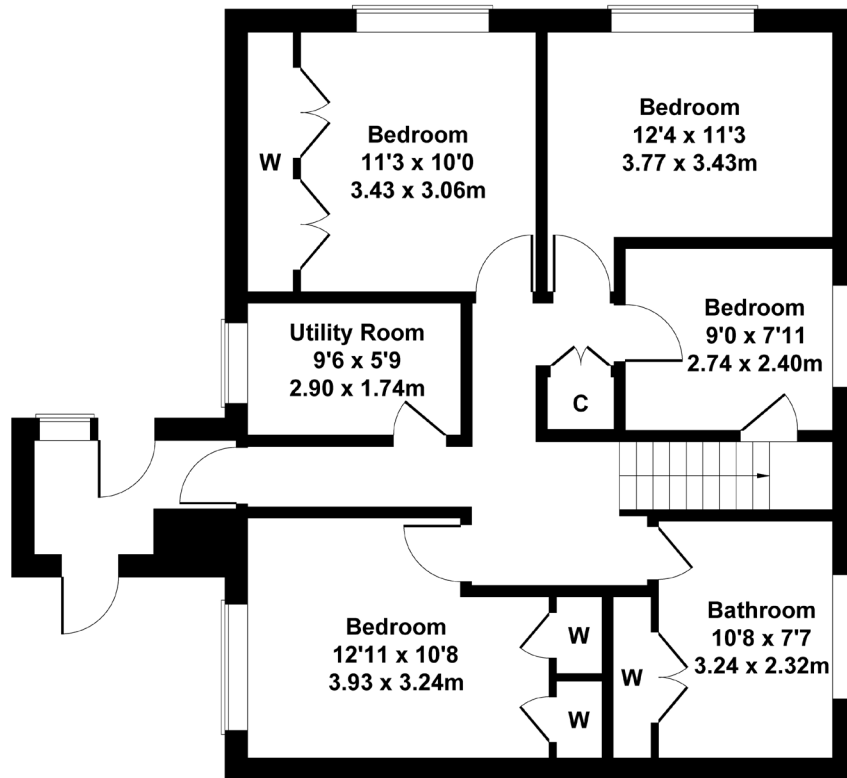
MOLONEYCOUNTRYPROPERTY.COM

EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM

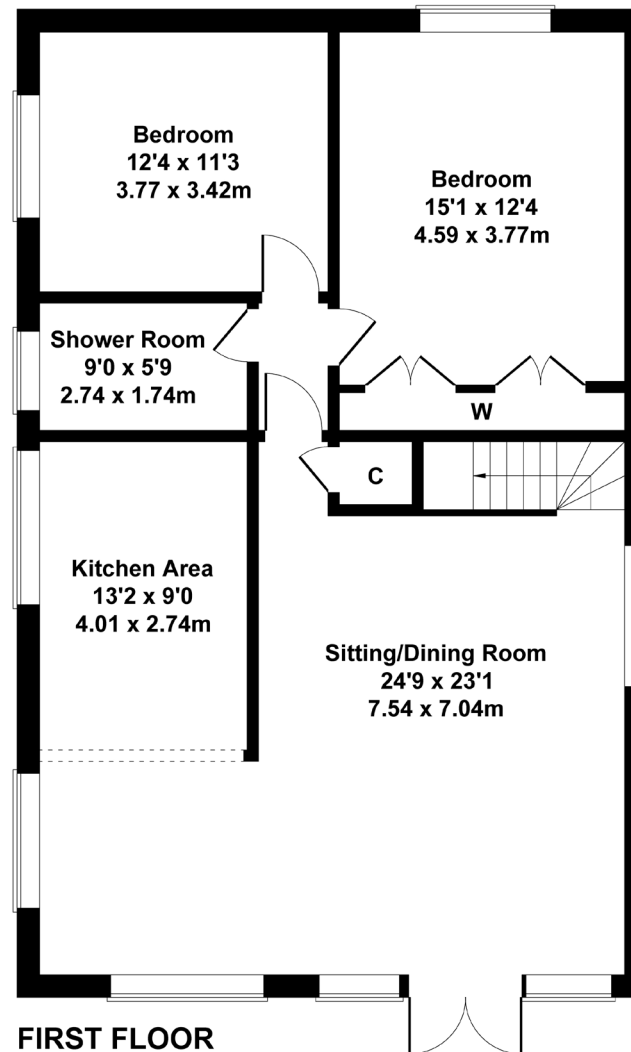
TELEPHONE: 01797 253000 or 01580 212828

April Lodge

Approximate Gross Internal Area
1884 sq ft - 175 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

TELEPHONE: 01580 212828 & 01797 253000

APRIL LODGE, ASHFORD ROAD, TENTERDEN, KENT. TN30 6ND

