
Moloney
COUNTRY PROPERTY
54 SPARKESWOOD AVENUE ROLVENDEN

54 SPARKESWOOD AVENUE, ROLVENDEN, KENT. TN17 4LZ

CHAIN FREE. A THREE BEDROOM SEMI DETACHED PROPERTY IN THE SOUGHT AFTER VILLAGE OF ROLVENDEN, WITHIN WALKING DISTANCE OF THE VILLAGE STORE & PRIMARY SCHOOL, OFFERING SCOPE TO FINISH AND REFURBISH, COMPRISING MODERN FITTED KITCHEN/BREAKFAST ROOM WITH DOORS TO THE GARDEN, SITTING ROOM AND CONSERVATORY, 3 GOOD SIZE BEDROOMS AND FAMILY BATH/SHOWER ROOM. FRONT GARDEN, LEVEL, ENCLOSED REAR GARDEN. GAS CENTRAL HEATING.

ACCOMMODATION LIST: ENTRANCE HALL, SITTING ROOM, CONSERVATORY, KITCHEN/BREAKFAST ROOM, 3 BEDROOMS, BATH/SHOWER ROOM. FRONT GARDEN, ENCLOSED REAR GARDEN. GAS CENTRAL HEATING.





Path to:

Composite front door with obscure double glazed windows to both sides to:

ENTRANCE HALL: Stairs to the first floor. Tiled floor. Cloaks hooks. Opening to both rooms.

SITTING ROOM: Double glazed window to the front. Cast iron fire surround inset with basket for open fire on stone hearth. Understairs storage cupboard. Part glazed door with window alongside to:

CONSERVATORY: Double glazed windows to three sides, doors leading out to the rear garden.

KITCHEN/BREAKFAST ROOM: Double glazed windows to the front and side, doors leading out to the rear paved terrace. Fitted with contemporary range of a dark blue base and wall units with square edge wood block worktop over, inset with 1 ½ integrated ceramic sink unit. Integrated Beko dishwasher, space and plumbing for washing machine. Drawer pack. Leisure 'Rangemaster' range style cooker. Peninsular unit incorporating saucepan drawers, cupboards and breakfast bar. Contemporary vertical radiator. TV point. Matching shelved larger unit. Hisense fridge freezer. Opening to utility/storage area. Tiled floor. Inset ceiling lights. Vaillant gas boiler.

Stairs to first floor:

LANDING: Double glazed window to the rear. Loft hatch. Linen cupboard with slatted shelves.

GUIDE PRICE £320,000







BEDROOM: Double glazed window to the front. Wardrobe covered with hanging rail. TV point.

BEDROOM: Double glazed window to the front. Wardrobe cupboard with hanging rail. TV point.

BEDROOM: Double glazed window to the rear.

BATH/SHOWER ROOM: Obscure double glazed window to the rear. Fitted with white suite comprising WC, pedestal handbasin and panelled bath set into tiled surround. Inset ceiling lights. Ladder style heated towel rail. Vinyl tiled floor.

OUTSIDE: The property is approached over a pathway leading to the front door with an area of level lawn to the side. A second gated path gives access to the rear garden, which is of good size, fenced to all sides with a paved terrace and area of level lawn. On road parking outside.

SERVICES: All mains services are connected. Gas fired central heating.

FLOOR AREA: 102 m^2 (1,098 ft^2) approx.

EPC RATING: 'C'

LOCAL AUTHORITY: Ashford Borough Council

COUNCIL TAX BAND: 'C'

TENURE: Freehold

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

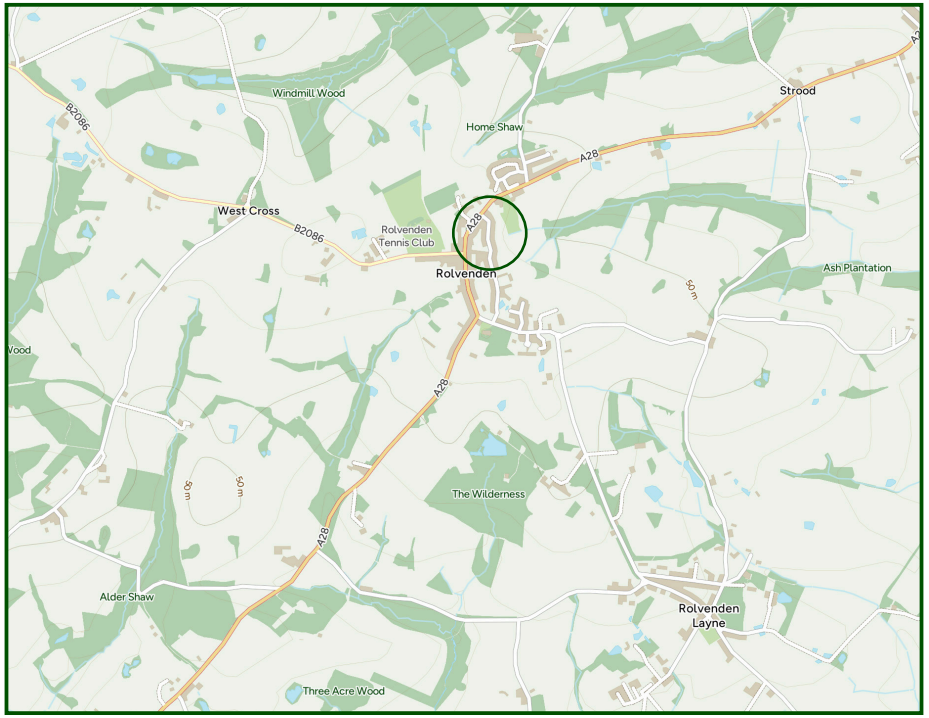
The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks) and the M20 at Junction 8 or 9.

DIRECTIONS: Travelling towards Tenterden on the A28, continue in Rolvenden, passing the Benenden Road on the left. Take the next right turn into Sparkeswood Ave, No. 54 will be found after a short distance on the right.

What3Words (Location): ///incline.switch.headless

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

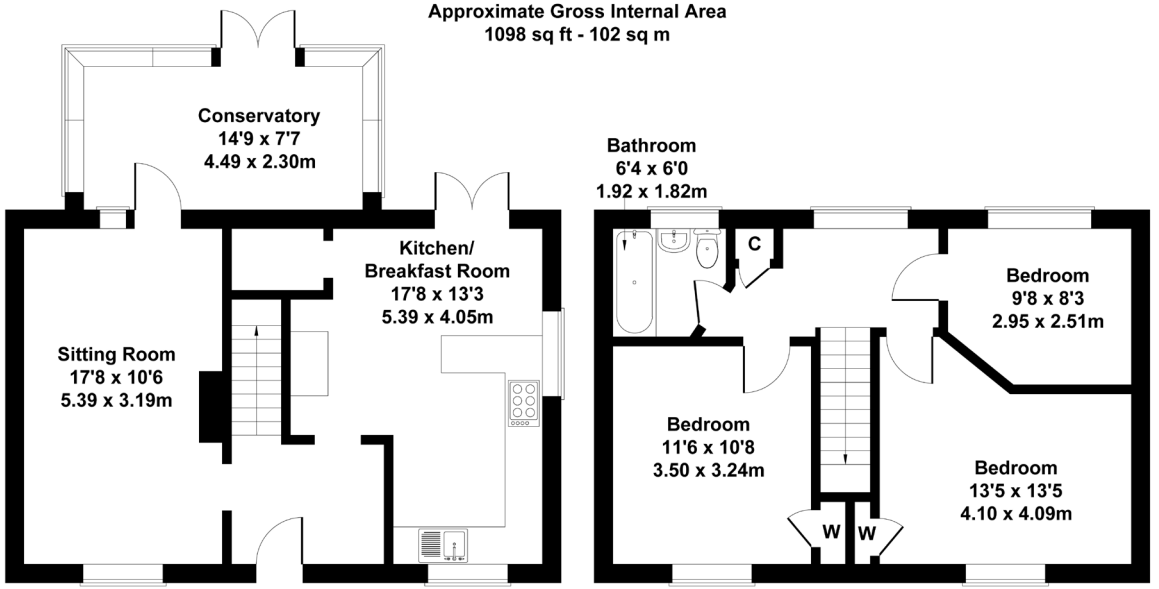




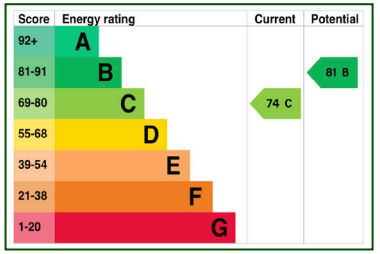
IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure 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.

54 Sparkswood Ave

Approximate Gross Internal Area
1098 sq ft - 102 sq m



Not to Scale.
For Illustrative Purposes Only.



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