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HIGH HALDEN

The Chennells, High Halden, Ashford, TN26 3NB

Guide Price £300,000 - £325,000

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GUIDE PRICE £300,000 - £325,000 - NO ONWARD CHAIN. Three-bedroom terraced home with two reception rooms, modern kitchen/diner, utility room and established private garden, located in the popular village of High Halden and within walking distance to the local pub/restaurant and amenities.

The accommodation offers an entrance hall with stairs to first floor and doorway leading to a reception room with window to the front, and another into the kitchen/dining room, leading further on to a utility area and ground floor cloakroom with doorway providing access to the rear garden. The kitchen also leads through to a spacious sitting room with dual windows to the front.

The first floor offers two double bedrooms, both with built in storage, a single bedroom and the family bathroom with suite comprising of a walk-in shower cubicle, wall mounted basin and WC.

Externally, the rear garden is a real feature of the home. The lawn area features stepping stones with a mature hedgerow border and an array of established plants and there is both a gravelled area and patio offering ideal spaces for your garden furniture.

Services include mains electricity, drainage and gas central heating.

"If an offer is accepted on a property marketed by Hunters Estate Agents, all purchasers are required to complete ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations. We use a specialist third-party company to carry out these checks. The fee is £60 (including VAT) per person or £120 (including VAT) if purchasing under a company name, payable once the offer is agreed and before the sales memorandum is issued. Please note that this charge is non-refundable."

The property is situated in the popular village of High Halden and offers a variety of local amenities including a well-stocked village store, primary school and popular pub/restaurant, The Chequers on the Green.

The historic town of Tenterden is just a few miles to the south with its busy High Street shops, supermarkets and leisure centre. The surrounding area is well known for its excellent range of schools both in the state and independent sectors including grammar schools for boys and girls. Mainline rail services are available at Headcorn and Ashford including 37 minute High Speed trains from Ashford International along with Eurostar services to the Continent.

Tenure – Freehold
Council Tax Band C
EPC Rating TBC
Services – Mains Gas, Electricity, Water & Drainage
Broadband Speed – 60-70 Mbps
Mobile Phone Coverage – Good
Flood Risk – Very Low













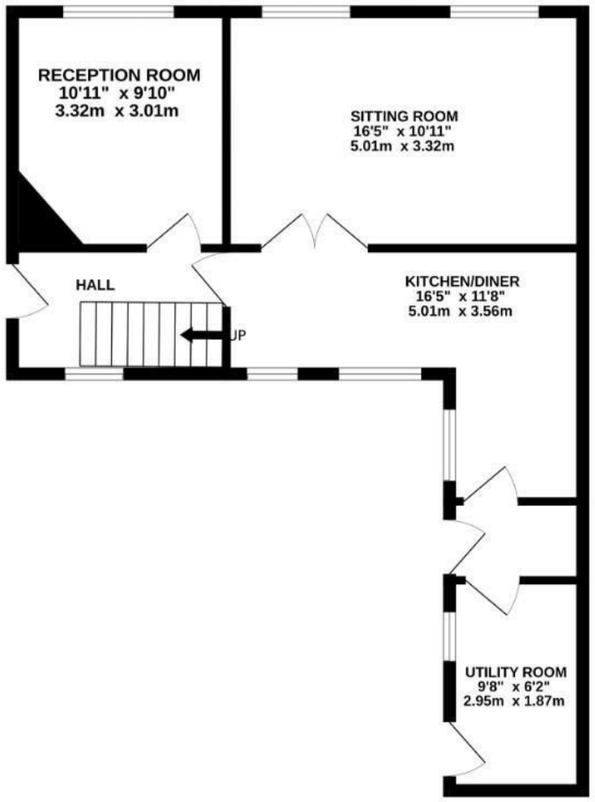




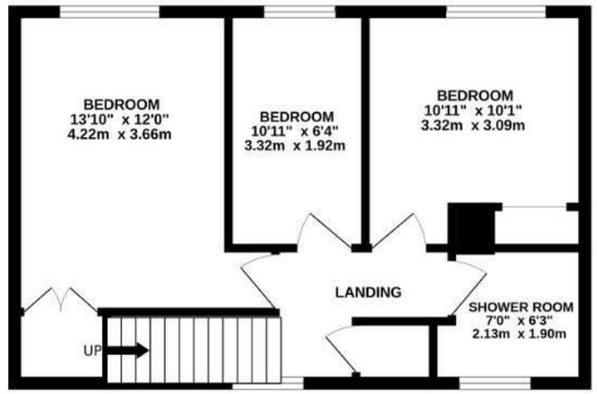




GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.

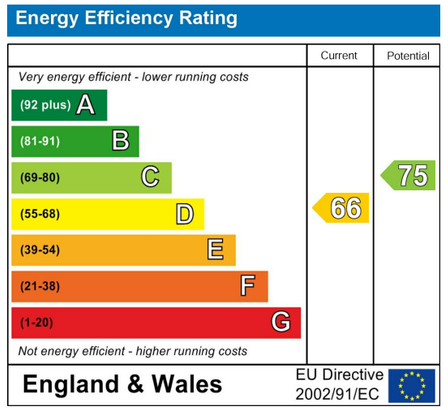


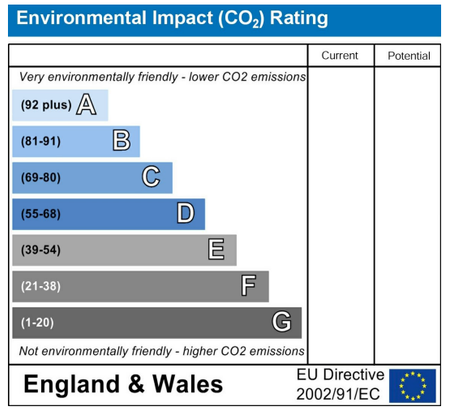
TOTAL FLOOR AREA : 998 sq.ft. (92.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Freehold
Council Tax Band: C

- THREE BEDROOM TERRACED HOME
- TWO RECEPTION ROOMS
- KITCHEN/DINER AND UTILITY ROOM
- GENEROUS ESTABLISHED AND WELL CARED FOR GARDEN
- POPULAR VILLAGE LOCATION
- WALKING DISTANCE TO PRIMARY SCHOOL & AMENITIES
- COUNCIL TAX BAND C
- EPC RATING D
- NO ONWARD CHAIN





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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