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St. Michaels, Tenterden

20 Marshalls Land, St. Michaels, Tenterden, TN30 6EA

Guide Price £375,000 - £400,000

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NO ONWARD CHAIN. GUIDE PRICE £375,000 - £400,000.

A well-presented and extended semi-detached family home with three double bedrooms, two reception rooms, modern kitchen/dining room and garden with home office/garden room, located within walking distance of amenities and local schools in the popular village of St. Michaels, as well as the nearby Tenterden High Street.

The ground floor accommodation offers a spacious entrance hall, sitting room, second reception room, kitchen/dining room, utility room and cloakroom. The kitchen/dining room with Velux windows offers a great space to entertain and features a modern kitchen with a range of high gloss wall and base units with built in oven, dishwasher and fridge/freezer.

The first floor offers the master bedroom with built in wardrobes, two further double bedrooms and a family bathroom with modern white suite and stylish dark wood effect vanity storage.

Externally to the front is a bloc paved driveway offering parking for several vehicles and leads to the front door and side access. The enclosed rear garden is mainly laid to lawn with patio area. To the rear of the garden is a timber shed and a garden room currently used as a home office.

"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 within easy reach of both St. Michaels village amenities and Tenterden High Street.

The town offers comprehensive shopping including Waitrose and Tesco supermarkets and many pubs and restaurants. The property is ideally located for the village pre-school which is Ofsted rated as outstanding, as well as a range of schools including St Michaels Primary School, Tenterden Infants and Junior schools and Homewood Secondary school.

The property is within easy access of two popular golf courses, Tenterden Golf Course, and London Beach Golf Club with saltwater spa. Mainline train services to London can be accessed from Headcorn (about 8 miles), or Ashford International (about 12 miles) where the high-speed service departs to London St Pancras (a journey of approx. 37 minutes).

The property is also within a 20-minute drive to the coast and 30 minutes' drive to Eurotunnel.

Tenure – Freehold
Services – Mains Water, Sewerage, Gas and Electricity
Heating – Gas Central Heating
Broadband – Average Broadband Speed 8mb - 1000mb
Mobile Phone Coverage – Good
Flood Risk – Very Low

















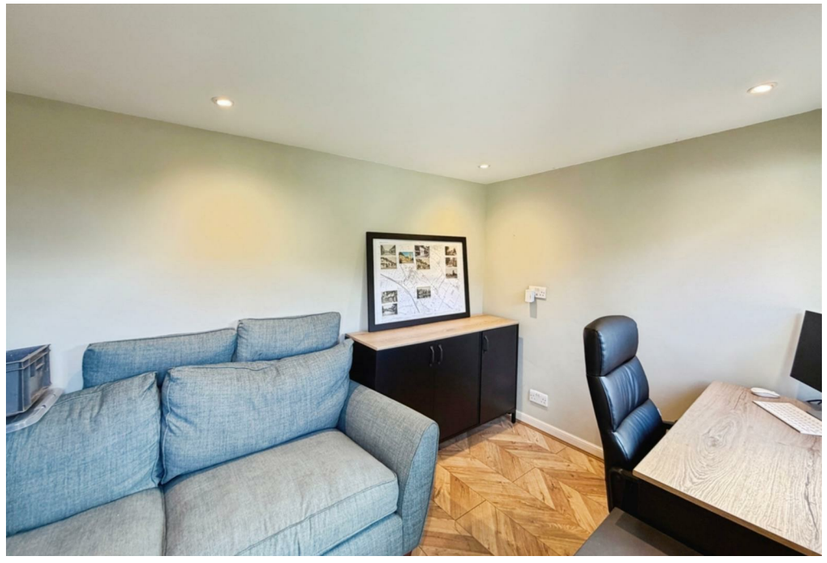



TO INFINITY AND BEYOND
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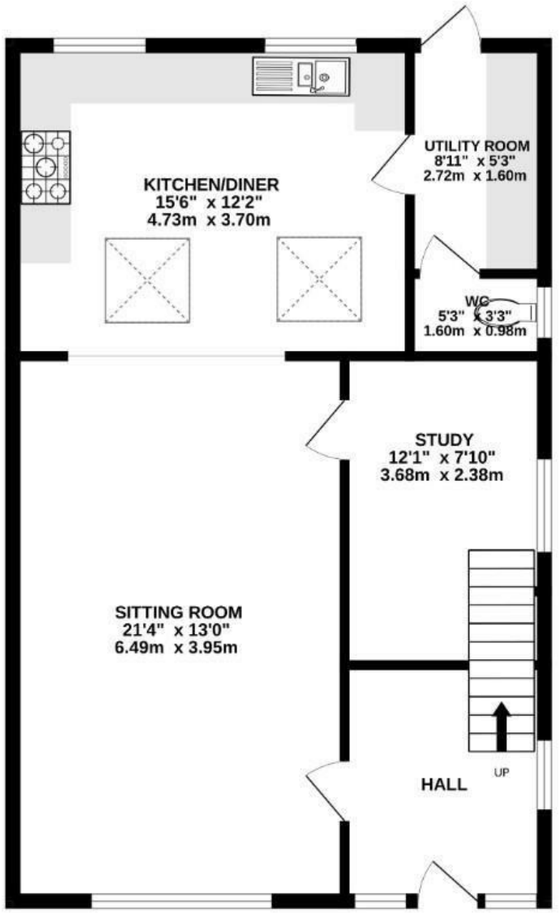




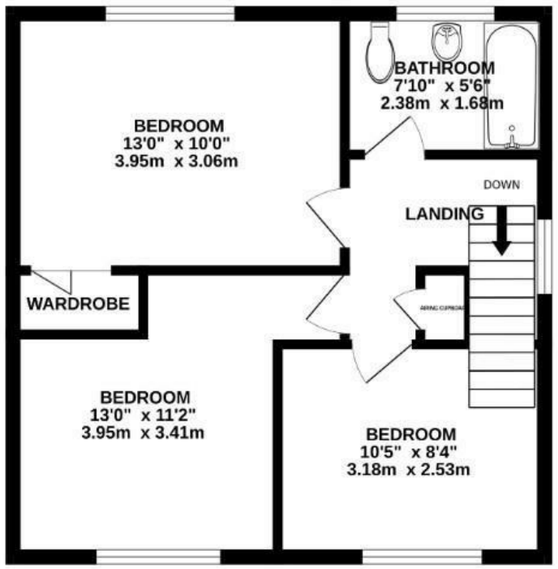




GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.

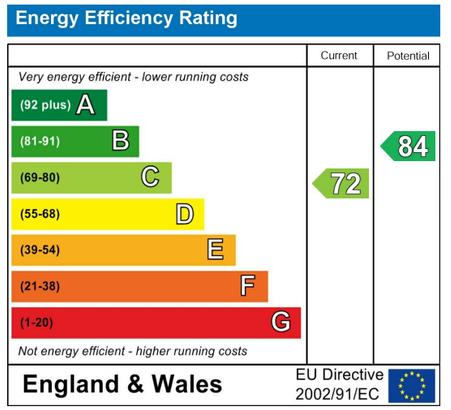


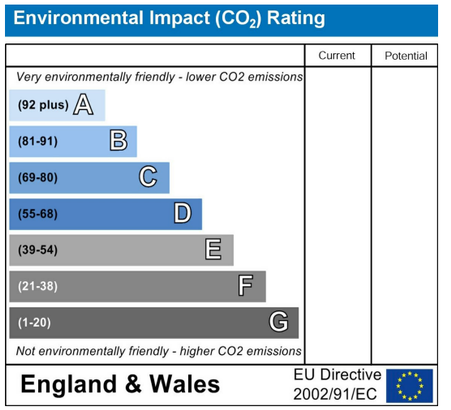
TOTAL FLOOR AREA : 1135 sq.ft. (105.5 sq.m.) approx.

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

- EXTENDED THREE-BEDROOM SEMI DETACHED
- NO ONWARD CHAIN
- MODERN KITCHEN/DINING ROOM, UTILITY ROOM & CLOAKROOM
- TWO RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- GARDEN ROOM/OFFICE
- LARGE BLOC PAVED DRIVEWAY
- POPULAR VILLAGE LOCATION
- CLOSE TO AMENITIES AND LOCAL SCHOOLS





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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