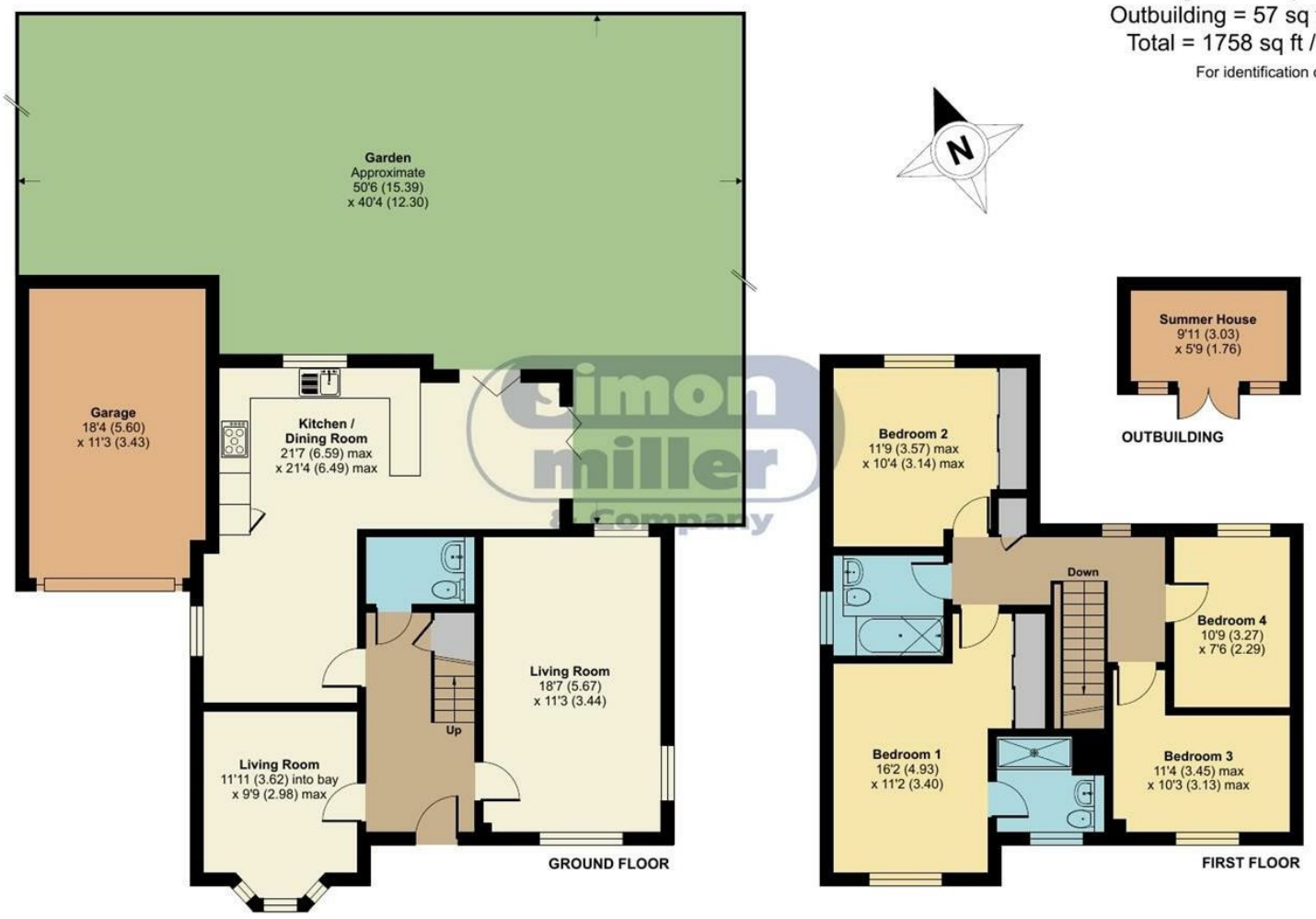


# 27 Silver Birch Road, Ashford, TN27 9FA

**Asking Price £600,000**
**EPC RATING: B**

## Silver Birch Road, Headcorn, Ashford, TN27

Approximate Area = 1497 sq ft / 139 sq m
Garage= 204 sq ft / 18.9 sq m
Outbuilding = 57 sq ft / 5.2 sq m
Total = 1758 sq ft / 163.1 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.
Produced for Simon Miller & Company. REF: 1335548

Located on the popular Kings Oak Park development in the charming village of Headcorn, this beautifully presented four-bedroom double fronted detached family home offers a perfect blend of modern living and comfort. The property has been thoughtfully enhanced and upgraded by the current owners, ensuring a stylish and inviting atmosphere throughout.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the large open-plan L-shaped kitchen and dining area, which is ideal for family gatherings and social occasions. The kitchen is well-equipped and designed to cater to all your culinary needs, making it a delightful space for both cooking and dining.

The property boasts four generously sized bedrooms, including a master suite with an en-suite shower room, providing a private retreat for the homeowners. Additionally, there are two well-appointed bathrooms, ensuring convenience for family and guests alike.

Step outside to discover a beautifully landscaped garden, complete with a charming summer house, perfect for enjoying the outdoors during warmer months. The garden offers a tranquil space for relaxation and play, making it an ideal setting for families.

## MATERIAL INFORMATION

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

• Four Bedroom Double Fronted Detached Family Home • Beautifully Presented Throughout • Current Owners Have Further Enhanced And Upgraded The Home • Family Bathroom, En-suite Shower Room To Master & Downstairs WC • Two Reception Rooms Plus Large Open Plan L Shaped Kitchen/Diner • Landscaped Garden With Summer House • Garage & Off Street Parking • Balance Of New Home Build Warranty Available • Walking Distance To Headcorn High Street And Train Station • Popular Kings Oak Park Development

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.

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