



# MOLONEY COUNTRY PROPERTY



7 ADAMS CLOSE TENTERDEN



## 7 ADAMS CLOSE, TENTERDEN, KENT. TN30 6LY

---

**CHAIN FREE. A SUBSTANTIAL, DETACHED CHALET HOUSE OFFERING SCOPE FOR UPDATING AND IMPROVEMENT LOCATED A SHORT DISTANCE FROM THE TOWN CENTRE, ENJOYING A CORNER PLOT, CLOSE TO LOCAL AMENITIES. SITTING/DINING ROOM, KITCHEN, UTILITY ROOM GROUND FLOOR BEDROOM & SHOWER ROOM ALONG WITH 2 FIRST FLOOR DOUBLE BEDS AND SHOWER ROOM. ATTACHED DOUBLE GARAGE, PARKING. FRONT & REAR GARDENS. GFCH.**

ACCOMMODATION LIST: ENTRANCE HALL, L SHAPED SITTING/DINING ROOM, KITCHEN, UTILITY ROOM, DOUBLE BEDROOM, SHOWER ROOM. FIRST FLOOR LANDING, 2 DOUBLE BEDROOMS, BATHROOM. ATTACHED DOUBLE GARAGE, OFF ROAD PARKING, FRONT GARDEN, SIDE & REAR GARDEN. GAS CENTRAL HEATING.



Wooden front door with obscured glazed panels to both sides to:

**ENTRANCE HALL:** Open tread wooden staircase to the first floor. Wooden doors to all rooms. Coved ceiling. Double doored storage cupboard.

**SITTING/DINING ROOM:** L-shaped room with UPVC double glazed picture window overlooking the garden, door leading out to the paved terrace. Exposed stone fireplace inset with gas coal effect fire on matching stone hearth. Parquet floor. Wall light points, coved ceiling. Opening with trelliswork to:

**KITCHEN:** Wooden double glazed window to the side, obscure glazed door leading out to the pathway. Fitted with dark wood base and wall units with wood effect laminate worktops over, inset with single bowl, double drainer sink unit. 4 ring gas hob, tiled walls. Wood effect floor. Indesit integrated fridge and freezer, plumbing for washing machine. Door back through to the entrance hall.

**UTILITY ROOM:** UPVC double glazed leaded light window to the front. Fitted with neutral range of laminate base and wall units with roll edged, wood effect worktop over inset with single bowl, single drainer stainless steel sink unit. Cooker point with extractor over. Range of shelved storage cupboards with hanging rails. Cork tiled floor.

**BEDROOM:** UPVC double glazed leaded light window to the front. Coved ceiling. BT point.

**SHOWER ROOM:** Obscure wooden window to the side. Fitted with coloured suite comprising WC, pedestal hand basin, shower cubicle with curtain side. Tiled walls, vinyl

---

**PRICE GUIDE    £510,000**



floor, mirror.

Open tread wooden staircase with handrail to:

**LANDING:** UPVC double glazed full height window with panel alongside leading out to the flat roof over the garage. Loft hatch. Double doored linen cupboard with slatted shelves housing Vaillant gas fired boiler.

**BEDROOM:** UPVC double glazed window to the rear. 2 large double doored wardrobe cupboards with hanging rails and shelves. Part sloping ceiling, eaves storage cupboard.

**BATHROOM:** Obscure UPVC double glazed window to side. Fitted with coloured suite comprising WC, pedestal hand basin, bidet and bath. Tiled walls, shaver point, mirror.

**BEDROOM:** UPVC double glazed leaded light window to the front. Part sloping ceiling. Large double doored storage cupboard with hanging rail and shelf.

**OUTSIDE:** The property is approached on the road over concrete driveway providing parking and giving access to the attached double garage with twin up and over doors to the front and personal door to the rear. The front garden is mainly laid to lawn with planted beds and borders, a gate to the side gives access to the side and rear gardens, also with a central area of lawn & planted beds and borders.

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

**FLOOR AREA:** 132 m<sup>2</sup> ( 1,422 ft<sup>2</sup>) Approx.

**EPC RATING :** 'D'

**LOCAL AUTHORITY:** Ashford Borough Council.

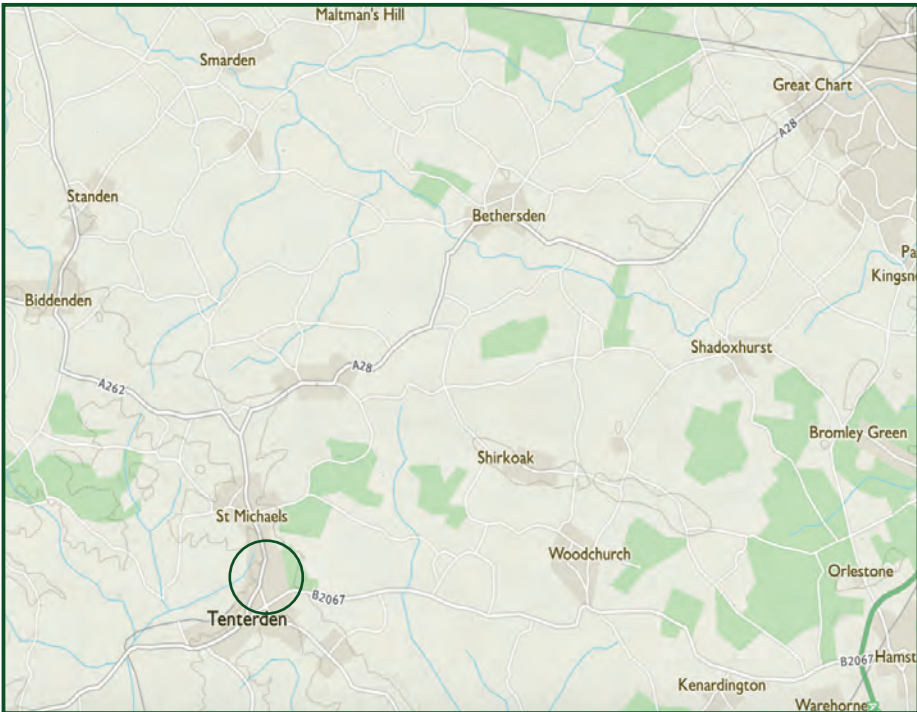
**COUNCIL TAX BAND:** 'F'

**TRANSPORT LINKS:** For the commuter Headcorn and Staplehurst stations provide services to London Bridge, Waterloo, Charing Cross & Cannon Street. The Motorway network (M20) can be easily accessed at Junction 9/10 north of Ashford.

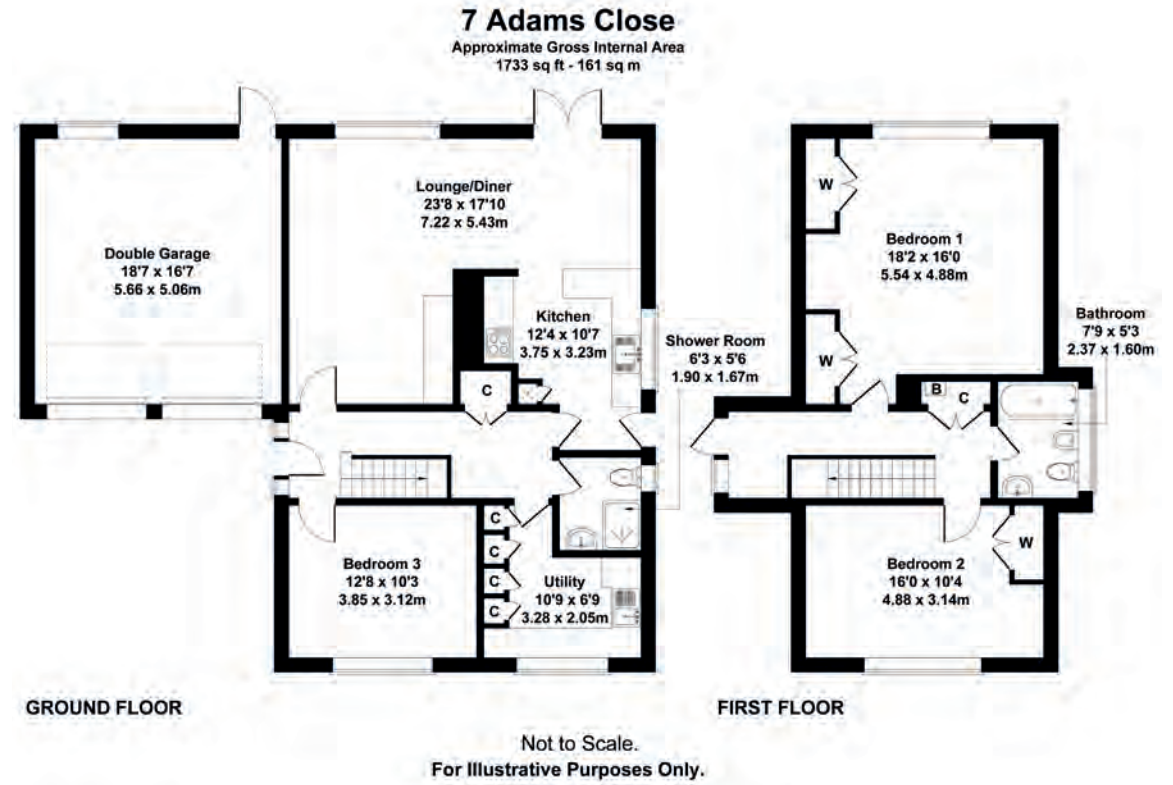
**DIRECTIONS:** Travelling through Tenterden on the A28 towards Ashford, continue straight over the roundabout at the junction with Beacon Oak Rd, take the second right turning into Adams Close, No 7 will be found immediately on the right.

**WHAT3WORDS (Location):** ///washable.speak.village

**VIEWING:** All viewings by appointment only. A member of our 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   C
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

**MOLONEYCOUNTRYPROPERTY.COM**

**EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM**

**TELEPHONE: 01797 253000 or 01580 212828**