



**7 Henley Fields,
St Michaels, Tenterden TN30 6EL**

7 Henley Fields, St Michaels, Tenterden TN30 6EL Offers in excess of £300,000

This semi-detached two bedroom home, occupying a corner plot on a very popular residential development within walking distance of the centres of St Michaels and Tenterden, this would suit any number of potential buyers and must be viewed to be fully appreciated.

The deceptively spacious, light and bright accommodation is presented in good order throughout, there is a good size sitting / dining room, well designed, pretty shaker-style kitchen, two double bedrooms and a contemporary bathroom. A lean-to at the back of the property offers the possibility of extending the ground floor, subject to the necessary planning permission. In addition, to the rear there is an enclosed garden and attached single en-bloc garage with off street parking space to the front.

All of the local amenities are close by including the well regarded Homewood School and St Michaels Primary School.

- Deceptively spacious 2 bedroom home
- Corner plot on popular development
- Well presented, generous sized rooms
- Modern kitchen and bathroom suite
- Enclosed rear garden. Attached single garage
- Designated off street parking space
- Walking distance of local amenities
- Close to well regarded local schools
- Mainline stations at Ashford and Headcorn

SITUATION: This property is conveniently positioned between the centres of St Michael's and Tenterden, both of which are within walking distance and can be accessed along the old railway line that runs close to the property. St Michael's has a range of local amenities including a post office and convenience store, hardware shop, garage, hairdressers, take away, hotel with leisure facilities and spa, a renowned farm shop and well regarded primary and secondary schools. This house also benefits from being within the catchment for the Ashford Grammars (Norton Knatchbull and Highworth). For travel to London, Headcorn station offers services taking about an hour and Ashford has the high-speed rail link to St Pancras, which is a journey time of approximately 37 minutes. St Michael's is served by several bus routes to the surrounding towns and villages.

www.warnergray.co.uk
info@warnergray.co.uk 01580766044

Warner Gray



PORCH Double doors lead into a handy enclosed front porch which offers space for cloaks and shoes. From this, the front door opens into the sitting / dining room.

SITTING / DINING ROOM 17' 10" x 10' 9 max" (5.44m x 3.28m). A light, bright room with enough space for separate sitting and dining areas. Two windows to front. Laminate wood floor. Stairs to first floor. Door to kitchen.

KITCHEN: 14' 6" x 6' 7" (4.42m x 2.01m). The well-appointed kitchen to the rear of the sitting room is both pretty and functional.

There are a range of cream shaker style base units with block wood work surfaces and matching wall cupboards. Matching dresser unit. One and a half bowl stainless steel sink with drainer and mixer tap. Space and plumbing for under counter washing machine. Integrated dishwasher. Integrated oven. Four ring electric hob and extractor above. Tiled effect linoleum floor. Large under stairs cupboard. Window to rear gives views over the garden beyond.

Door to lean-to.**LEAN-TO** 7' 9" x 6' 2" (2.36m x 1.88m). At present, this useful lean-to area at the back of the kitchen is used for storage only, however, it offers the possibility of extending the ground floor accommodation, subject of course to any necessary permissions. Windows to two sides. Door to garden.

FIRST FLOOR

LANDING 10' 8" x 6' 1 max" (3.25m x 1.85m). Stairs from the ground floor lead to a first floor landing which has an airing cupboard and room for additional storage. Window to rear. Doors lead to the two bedrooms and bathroom.

BEDROOM 1 : 11' 8" x 10' 1" (3.56m x 3.07m). A light, bright double bedroom with window to the front.

BEDROOM 2 11' 8" x 7' 7 max" (3.56m x 2.31m). A good size bedroom with built-in over stairs cupboard and window to the front.

BATHROOM A contemporary bathroom comprising: P-shaped bath with shower over; vanity unit with built-in cupboard, inset wash hand basin and concealed cistern w.c. Chrome heated towel rail. Obscure glazed window to the rear.

SERVICES Mains water, electric and gas. EPC: D

OUTSIDE To the front of the property, a path leads you up through a small garden area to the porch. Space for bin storage to the side of the house. To the rear of the property is an enclosed garden, perfect for BBQ's and al fresco dining. A side gate takes you out to the attached en-bloc single garage and off-street parking space. NB: There is plenty of non-restricted parking in the street outside the property.

DIRECTIONS From our offices in Tenterden, proceed on the A28 towards St Michael's. After passing the fire station on the left hand side, take the next turning into Chalk Avenue and then turn immediately left into Henley Fields. Number 7 can be found along this road on the right hand side.





Total area: approx. 61.4 sq. metres (661.0 sq. feet)

Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide. Copyright WarnerGray.
Plan produced using PlanUp.



