



**17 William Judge Close
Tenterden, Kent TN30 7DS**

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Guide Price : £625,000

This attractive 3 bedroom / 2 bathroom family home, with its good size manageable garden, driveway for several cars and integral single garage, is in a sought after tucked away location on a cul-de-sac, just a short distance from the town centre and all its many amenities.

The house has been a much loved home by the present owners since it was built 23 years ago and would now benefit from some modernisation and improvement. There is an entrance hall, good size kitchen / breakfast room, welcoming sitting room, dining room with patio doors onto the garden, cloakroom and a useful utility access to the integral garage. To the first floor, there is a wet room and three bedrooms, the principal of which is a spacious double with en-suite shower room and space for a good amount of storage.

There is a south west facing garden to the rear and a further pretty garden area to the front with driveway to the side providing parking for up to 4 cars in front of the garage. In addition, this property's tucked away position in a private cul-de-sac means that it would suit any number of purchasers, including families with children and retired couples looking for a more peaceful life and possibly the perfect "lock up and leave" home.

It also benefits from being within walking distance of the town centre and all the many amenities on offer, which is what makes this location so popular.

- Attractive detached 3 bedroom / 2 bathroom property
- Now in need of some updating and modernisation
- Tucked away quiet location on popular cul-de sac
- Walking distance of the town and many amenities
- Integrated single garage / off road parking
- Enclosed low maintenance south west facing garden
- Perfect 'lock up and leave' property / family home
- Mainline stations at Headcorn and Ashford (high speed to London)

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SITUATION: This property enjoys a most convenient and sought after location within walking distance of the historic High Street with its comprehensive range of shopping facilities and amenities. It also benefits from being very close to beautiful open countryside where there are many good walks to enjoy. There are a number of active clubs and societies in the town catering for all ages and a variety of educational opportunities exist, all of which are within walking distance of this property.

It is also within the catchment for the Ashford Grammar Schools. Headcorn Station offers services to London taking about an hour and Ashford International has the high-speed service to London St Pancras (about 37 minutes). Tenterden is served by several bus routes to the surrounding towns and villages.

**VIEWING by appointment through WarnerGray
01580 766044**

The accommodation comprises the following with approximate dimensions:

The front door opens into an **ENTRANCE HALL** which gives access to the cloakroom and main living areas. Stairs to first floor. Built-in cloaks cupboard.

CLOAKROOM This handy cloakroom comprises a wash basin and WC.

SITTING ROOM 16' 3" x 10'9. This spacious room has a comfortable feel. Double doors open into the dining room, making it is a social space, ideal for family living. Bay window to front.

DINING ROOM 11'11 x 9'1. Linked to the sitting room and with patio doors onto the garden, this room is the perfect place for family meals and could be opened up into the kitchen if desired (subject of course to the necessary permissions).
Kitchen / Breakfast Room

KITCHEN 14'6 x 8'4. A selection of fitted units, both base and wall, with laminate worktops. One and a half bowl sink with mixer tap and drainer. Range cooker with extractor above. Space for dishwasher. Built-in larder cupboard. Space for table and chairs. Window **giving views over the garden. Door to utility.**

UTILITY ROOM 8'1 x 6'2. This useful area houses the boiler, a sink unit and fitted storage cupboards. Space for a washing machine and upright fridge/freezer. Doors to garage and garden.

INTEGRAL GARAGE 16' 11 x 8'2. A door from the utility gives access to the garage which has power, light and an up and over door to the front.

First Floor Landing

Stairs lead to a **FIRST FLOOR**

LANDING which has a built-in airing cupboard housing the hot water cylinder. Loft hatch.

BEDROOM 1 & SHOWER ROOM 17' 10" x 10'3. A spacious double bedroom with good amounts of room for storage and a handy en-suite shower room. NB: The measurements do not include the en-suite.

BEDROOM 2 11'8 X 10'9. A good size double bedroom with built-in wardrobe and window overlooking garden.

BEDROOM 3 13'6 8'5, A deceptively spacious bedroom which gives access to a large eaves storage space (unmeasured).

WET ROOM A modern wet room with shower, wash basin, WC and heated towel rail.

OUTSIDE To the front of the property is a pretty garden area with beautiful cherry tree that leads you to the front door.

To the side is a driveway providing off-street parking for up to four cars in front of the single integral **GARAGE.**

To the rear of the property is an enclosed south west facing garden, predominantly laid to lawn. NB: We understand that this property owns a strip of land to the side of the shared drive that gives access to the cul-de-sac.

SERVICES Mains: water, electricity, gas and drainage. EPC Rating: C. Local Authority: Ashford Borough Council. Council Tax Band: F.

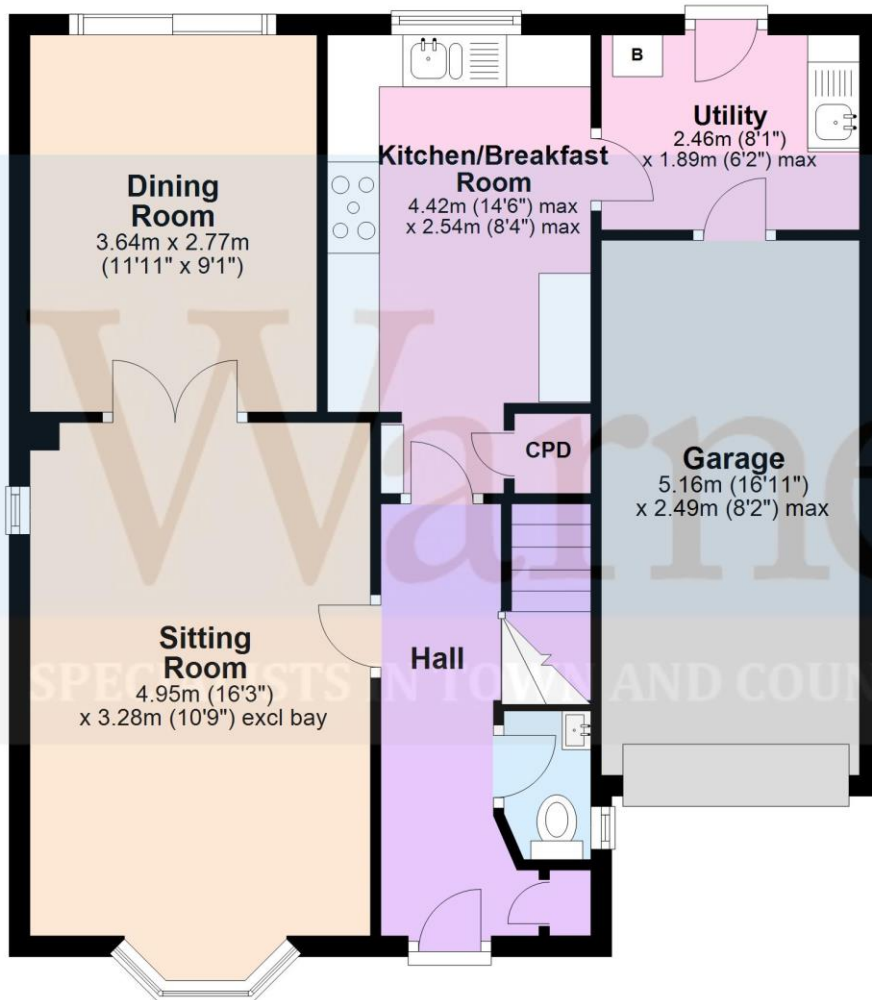
LOCATION FINDER

what3words: design.impressed.prime



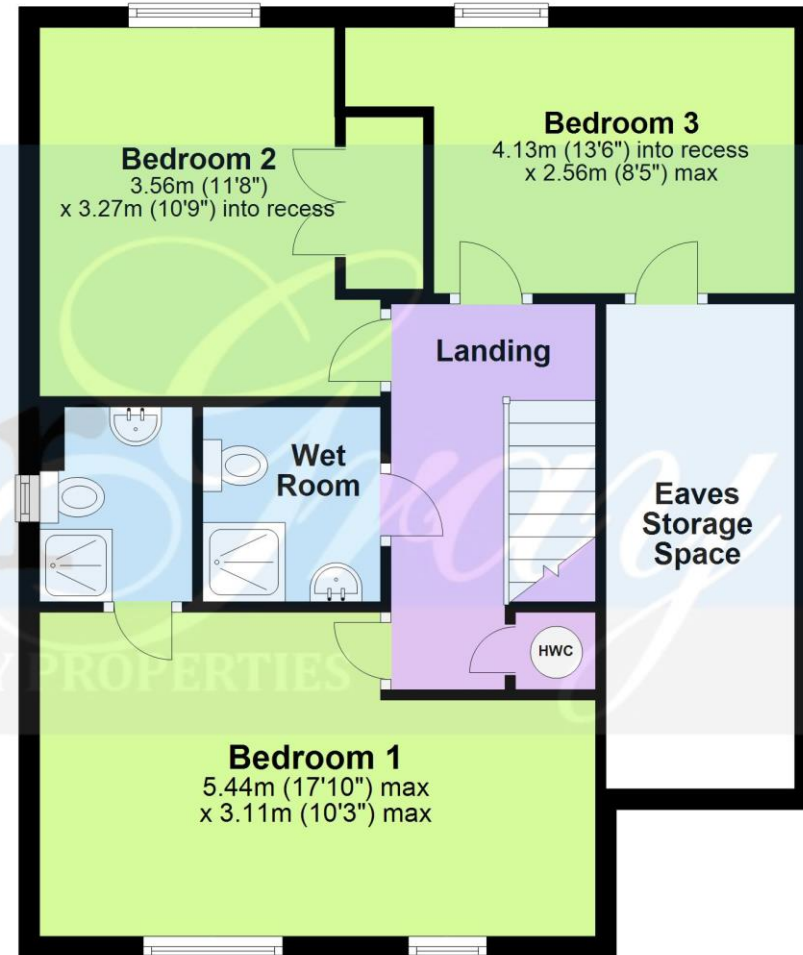
Ground Floor

Approx. 65.6 sq. metres (706.0 sq. feet)



First Floor

Approx. 60.8 sq. metres (653.9 sq. feet)



Total area: approx. 126.3 sq. metres (1360.0 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.

Plan produced using PlanUp.



