



Moloney
COUNTRY PROPERTY



29 GOLDEN SQUARE TENTERDEN

29 GOLDEN SQUARE, TENTERDEN, KENT. TN30 6RN

CHAIN FREE. A MID TERRACE, 3 BEDROOM HOUSE, LOCATED A SHORT DISTANCE FROM THE PICTURESQUE HIGH ST, OFFERING EXCELLENT SCOPE FOR REFURBISHMENT. ARRANGED OVER 3 FLOORS, ACCOMMODATION INCLUDES SITTING ROOM, LARGE KITCHEN/ DINING ROOM & STUDY, EN-SUITE 1ST FLOOR BEDROOM, FAMILY BATHROOM , 2 SECOND FLOOR BEDROOMS. ENCLOSED REAR GARDEN. GFCH.

ACCOMMODATION LIST: ENTRANCE HALL, KITCHEN/DINING ROOM, STUDY, CLOAKROOM, EN -SUITE FIRST FLOOR BEDROOM, FAMILY BATHROOM, 2 SECOND FLOOR BEDROOMS, FRONT COURTYARD, REAR GARDEN.GFCH.



Steps with pathway to the front door to:

ENTRANCE HALL: Stairs to the first floor. Door to:

SITTING ROOM: Bay window to the front. Fireplace with tiled hearth. Wall light points. Understairs storage cupboard. Door to

KITCHEN/DINING ROOM: Fitted with range of wooden base and wall units with granite worktop over, inset with stainless steel sink unit. Double Zanussi electric oven with built in Baumatic microwave oven over, Siemens hob with concealed extractor over. Integrated Beko dishwasher. Tiled splash-backs. Inset ceiling lights. Wood effect laminate floor. Door to walk in storage cupboard. Opening to dining area with skylight over. Door to the garden. Door to:

STUDY: Window to the rear, Velux window alongside. Door to

CLOAKROOM: Fitted with white suite, comprising WC & hand basin.

Stairs to the first floor:

LANDING: Stairs to the second floor.

BEDROOM ONE: Window to the front. Over stairs storage cupboard, built in wardrobe cupboard. Door to:

GUIDE PRICE £400,000



EN-SUITE SHOWER ROOM: Window to the rear. Fitted with white suite comprising WC, hand basin set onto storage unit and shower cubicle. Tiled walls.

FAMILY BATHROOM: Window to the rear. Fitted with white suite comprising WC, hand basin set onto storage unit with granite surround & bath with shower over, glass shower screen to side. Tiled walls.

Stairs to the small second floor landing.

BEDROOM TWO: Window to the rear. Part sloping ceiling. Inset ceiling lights.

BEDROOM THREE: Window to the front. Part sloping ceiling.



OUTSIDE: Steps from the pavement lead up to the front courtyard, laid with slate chippings. The rear garden has a lower paved terrace with an upper area of lawn, enclosed on all sides.

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

FLOOR AREA: 156 m² (1,679 ft²) Approx.

EPC RATING: 'C'

LOCAL AUTHORITY: Ashford Borough Council.

COUNCIL TAX BAND: 'D'

TENURE: Freehold

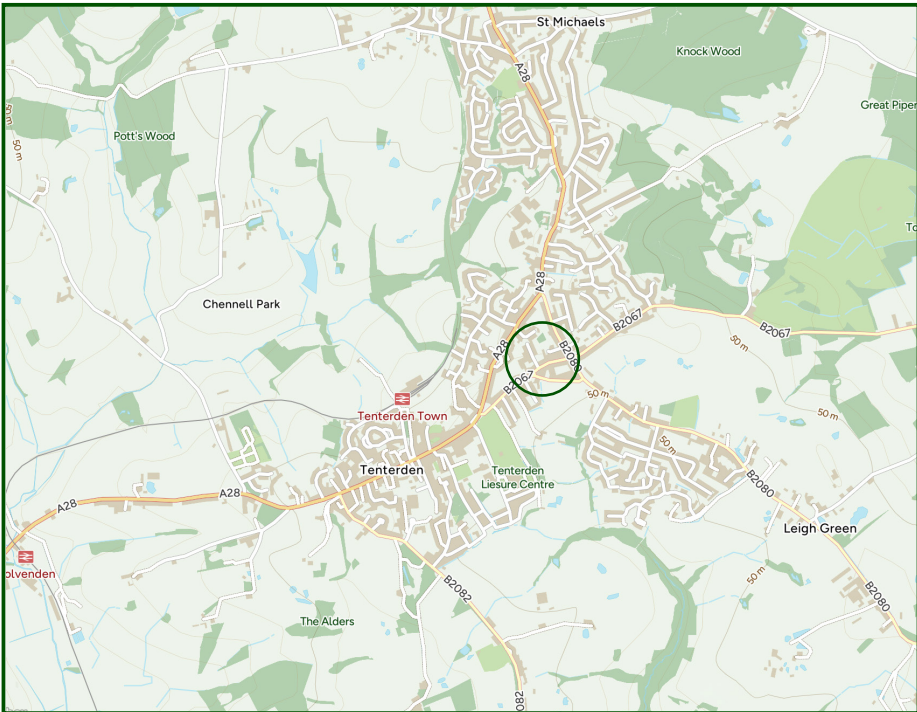
TRANSPORT LINKS: For the commuter, Staplehurst and Headcorn stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe. The Motorway network (M20) can be easily accessed at Junction 8 via the A274/B2163 (at Leeds Castle).

DIRECTIONS: Travelling on the A28 towards Ashford, proceed through Tenterden High Street, immediately after the East Cross traffic lights turn right into Oaks Rd, after a short distance bear left into Golden Square, B2067. No 29 will be found on the left shortly past the turning into Danesmore.

What3Words (Location): [///receive.period.trombone](https://www.what3words.com////receive.period.trombone)

VIEWINGS: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.



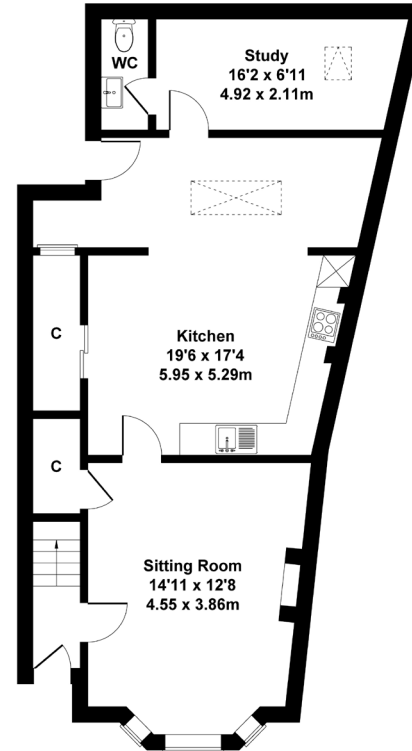


IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure 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.

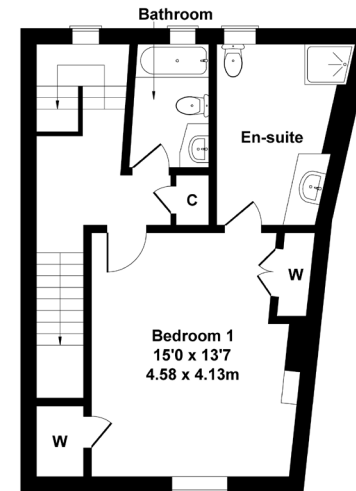
29 Golden Square

Approximate Gross Internal Area
1679 sq ft - 156 sq m

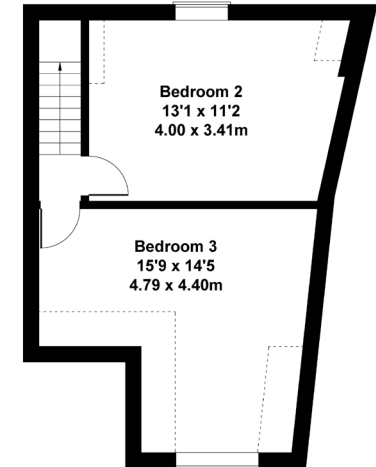
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale.

For Illustrative Purposes Only.

MOLONEYCOUNTRYPROPERTY.COM

EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM

TELEPHONE: 01797 253000 or 01580 212828