



Grange Crescent, St. Michaels, TN30 6DY

Guide Price £400,000 - £425,000



GUIDE PRICE £400,000 - £425,000. Well-presented, extended three-bedroom family home with open plan kitchen/dining room, conservatory, spacious master bedroom with en-suite, generous low maintenance garden and bloc-paved driveway, located in a popular residential area within walking distance of village amenities, local schools and the nearby Tenterden High Street.

The accommodation offers entrance hall with stairs to first floor, storage cupboards, cloakroom with WC, and doorways leading to the sitting room with dual windows overlooking the front, and a further doorway leading into the bright modern kitchen/dining room. The kitchen is fitted with gloss wall and base units and complementing worksurfaces and features an integrated double oven, microwave, electric hob with extractor above and dishwasher. The dining area also features sliding doors out to the conservatory with French doors out to the garden.

The first floor offers a spacious master bedroom with built in wardrobes and en-suite shower room, a second good sized double bedroom, a third single bedroom and the modern family bathroom with freestanding bath, walk in shower cubicle, pedestal basin, WC and heated towel rail.

Externally, the large garden has been hard landscaped with a patio area ideal for entertaining, with retaining wall and steps up to a decked area and timber shed. To the front, a bloc-paved driveway provides off-road parking for two vehicles.

The property is within easy access to the village both St Michaels and its range of amenities, and the historic and picturesque tree-lined High Street of Tenterden. The town offers comprehensive shopping including Waitress and Tesco supermarkets and many pubs and restaurants.

The property is ideally located for a range of schools including St Michaels Primary School, Tenterden Infants and Junior schools and Homewood Secondary school. The property is within easy access of two popular golf courses, Tenterden Golf Course, and London Beach Golf Club with saltwater spa.

Mainline train services to London can be accessed from Headcorn (about 8 miles), or Ashford International (about 12 miles) where the high-speed service departs to London St Pancras (a journey of approx. 37 minutes). The property is also within a 20-minute drive to the coast and 30 minutes' drive to Eurotunnel.

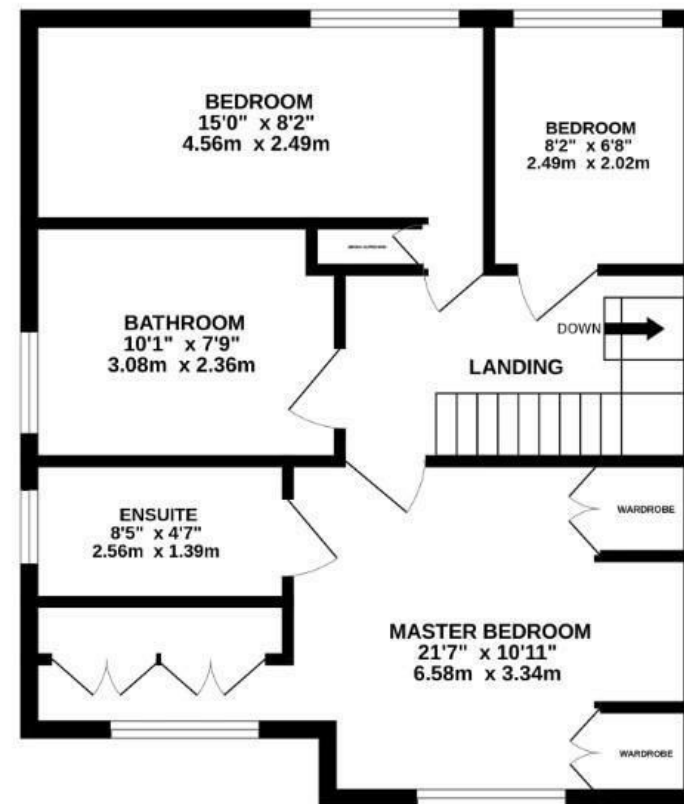
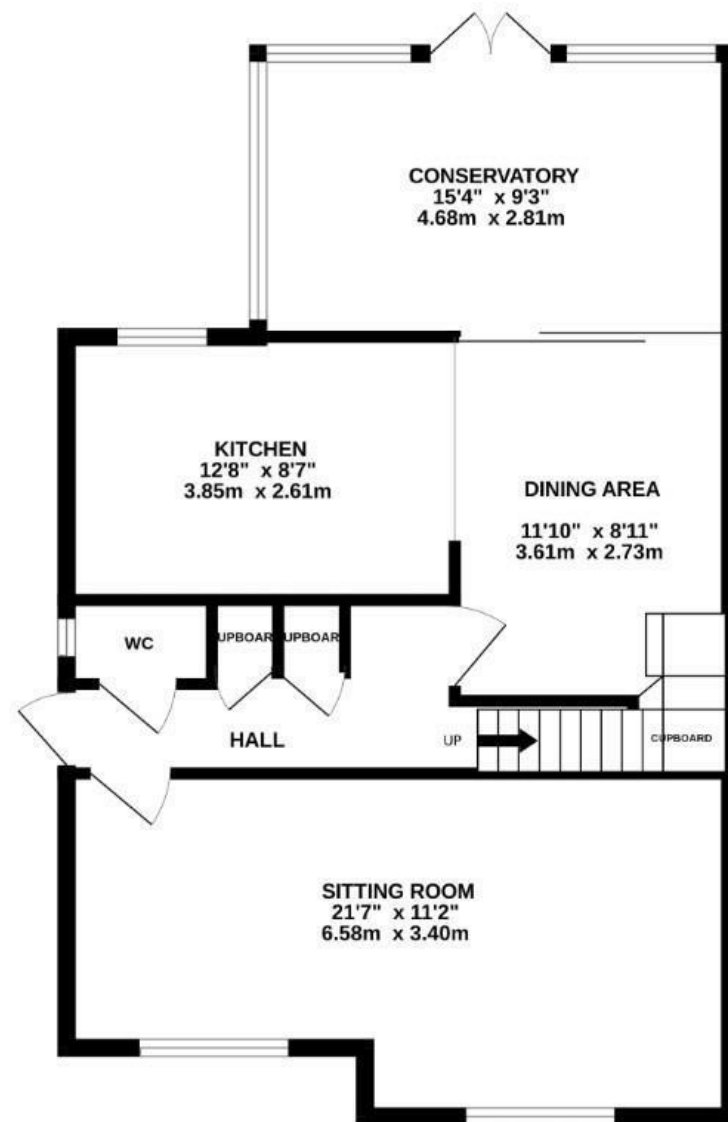
Tenure – Freehold
Council Tax Band – D
EPC Rating - TBC
Services – Mains Water, Sewerage, Gas and Electricity
Heating – Gas Central Heating
Broadband – Average Broadband Speed 11mb – 2500mb
Mobile Phone Coverage – Okay to Good
Flood Risk – Very Low





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Freehold
Council Tax Band: D

- THREE BEDROOM EXTENDED SEMI-DETACHED FAMILY HOME
- MODERN KITCHEN/DINING ROOM
- CONSERVATORY
- GENEROUS MASTER BEDROOM WITH EN-SUITE
- LANDSCAPED LOW MAINTENANCE REAR GARDEN
- BLOC-PAVED DRIVEWAY
- CLOSE TO VILLAGE AMENITIES AND LOCAL SCHOOLS
- COUNCIL TAX BAND D – EPC RATING TBC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.