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TENTERDEN

52 Beacon Oak Road,
Tenterden, Kent, TN30 6RP

Guide Price £425,000 - £450,000

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GUIDE PRICE £425,000 - £450,000. Attractive semi-detached three-bedroom home with spacious kitchen/dining room, character features and off-road parking, located just a short walk from the picturesque tree-lined High Street of Tenterden.

The accommodation offers a ground floor entrance hall with stairs to first floor and doorway leading into the bright double aspect kitchen/dining room with sash windows to the side and bi-fold doors out to the rear garden. The kitchen is fitted with a range of modern gloss finish wall and base units, range cooker with extractor above and space for additional appliances.

A further doorway leads through to the sitting room with bay window, stunning Parquet floor and feature fireplace with log burning stove.

The first floor offers the master bedroom with bay window and feature fireplace, a second double bedroom with built in storage, a third bedroom and the family bathroom with suite comprising of bath with shower above, pedestal basin and WC.

Externally to the rear is a private garden laid to lawn with patio area, raised beds and side passage with timber sheds. To the front of the property is a driveway providing off-road parking and a lawn area with mature planting and low brick wall to the boundary.

The property is situated within walking distance of the picturesque tree-lined High Street of Tenterden.

The town offers comprehensive shopping including Waitrose, Tesco supermarkets and many pubs and restaurants. The home occupies a popular location and is ideally situated 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 to two popular golf courses, Tenterden Golf Course, and London Beach Golf Club with salt water spa. Mainline train services to London can be accessed from Headcorn (about 8 miles), or Ashford International (about 12 miles). where Eurostar trains depart for the continent, as well as the high-speed service 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
Services – Mains electricity, water, drainage and gas central heating.
Broadband – Average Broadband Speed 17mb – 1000mb
Mobile Phone Coverage – Okay – Good
Flood Risk – Very Low





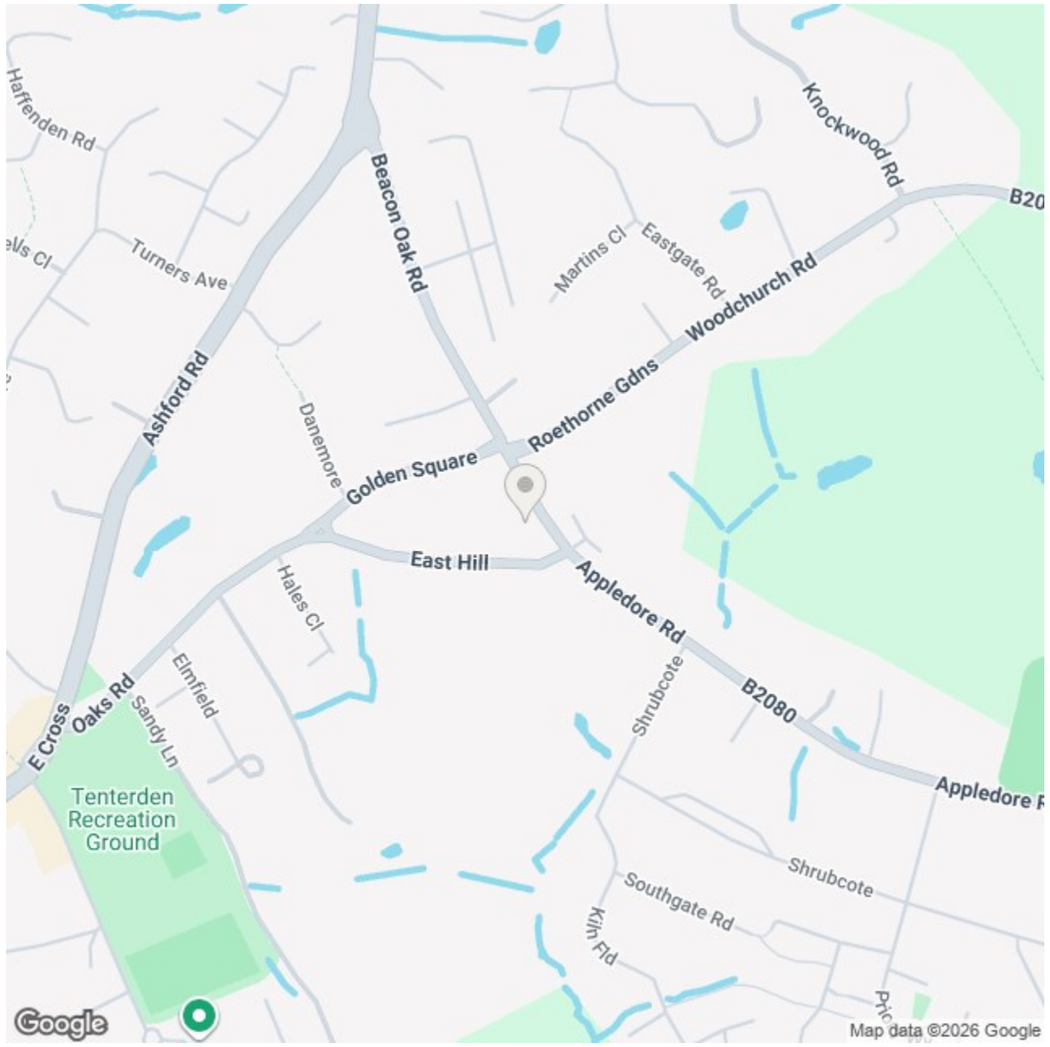








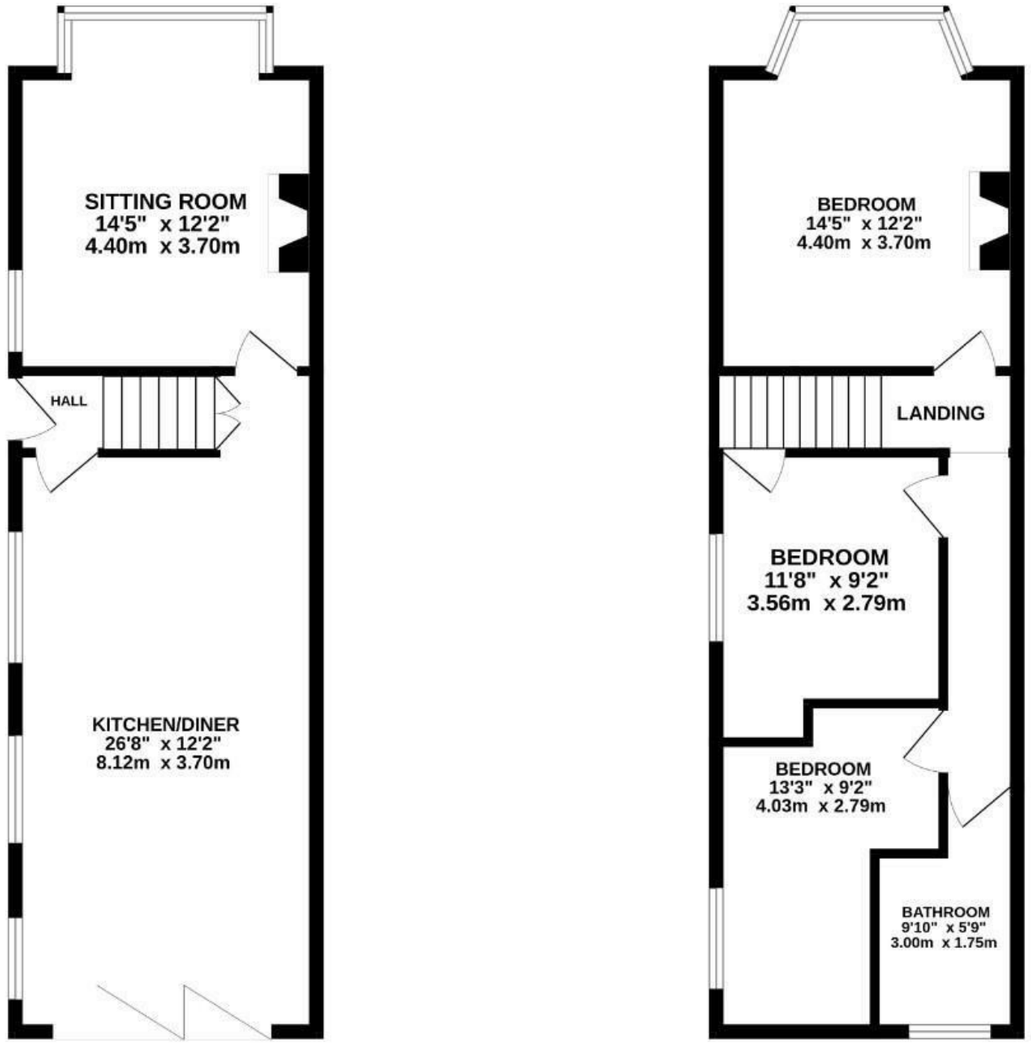



Haffenden Rd
Turners Ave
Beacon Oak Rd
Martins Cl
Eastgate Rd
Knockwood Rd
B20
Woodchurch Rd
Ashford Rd
Roethorne Gdns
Danemore
Golden Square
East Hill
Appledore Rd
Hales Cl
Elmfield
Shrubcote
B2080
E Cross
Oaks Rd
Sandy Ln
Tenterden Recreation Ground
Shrubcote
Southgate Rd
Kiln Fld
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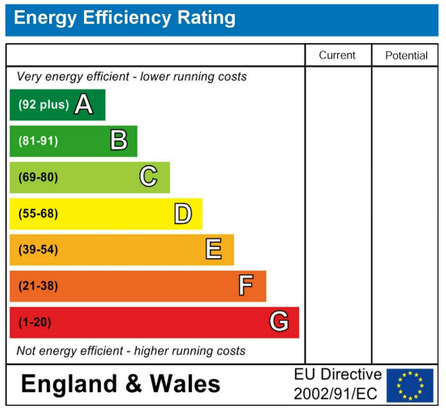


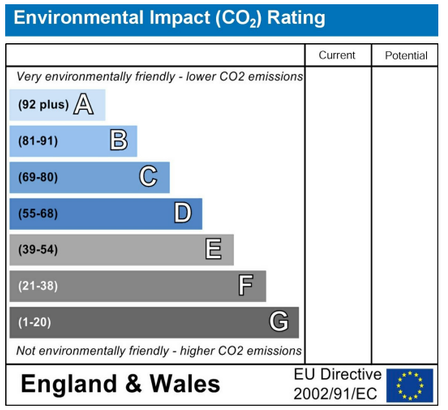
TOTAL FLOOR AREA : 976 sq.ft. (90.7 sq.m.) approx.

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 SEMI DETACHED EDWARDIAN HOME
- CHARACTER FEATURES
- SPACIOUS KITCHEN / DINING ROOM WITH BI-FOLD DOORS
- SITTING ROOM WITH BAY WINDOW AND LOG BURNING STOVE
- PRIVATE GARDEN
- OFF ROAD PARKING
- EPC TBC
- COUNCIL TAX BAND D





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.

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