



13 Swain Road, St. Michaels,
Tenterden, TN30 6PS

Guide Price £325,000 - £350,000



NO ONWARD CHAIN. GUIDE PRICE £325,000 - £350,000.
Three-bedroom semi-detached home offering scope for modernisation, with private rear garden, large front garden and generous driveway offering parking for multiple vehicles, located on the popular Swain Road and within walking distance of St. Michaels village amenities, local schools and the nearby Tenterden High Street.

The ground floor accommodation offers entrance hall with stairs to first floor and storage beneath, and doorways leading to a sitting room, family bathroom and kitchen with doorway leading out to a utility room and the rear garden. The first-floor accommodation offers two double bedrooms with built in storage and a single bedroom

To the rear, the private garden is mainly laid to lawn with a large timber shed and concrete hardstanding. The large front garden is mainly laid to lawn with mature shrubs and hedgerow with attractive roses decorating the front of the property and a generous driveway offers parking for several vehicles.

The property is situated on a desirable road within easy reach of both St. Michaels village and Tenterden High Street. 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.

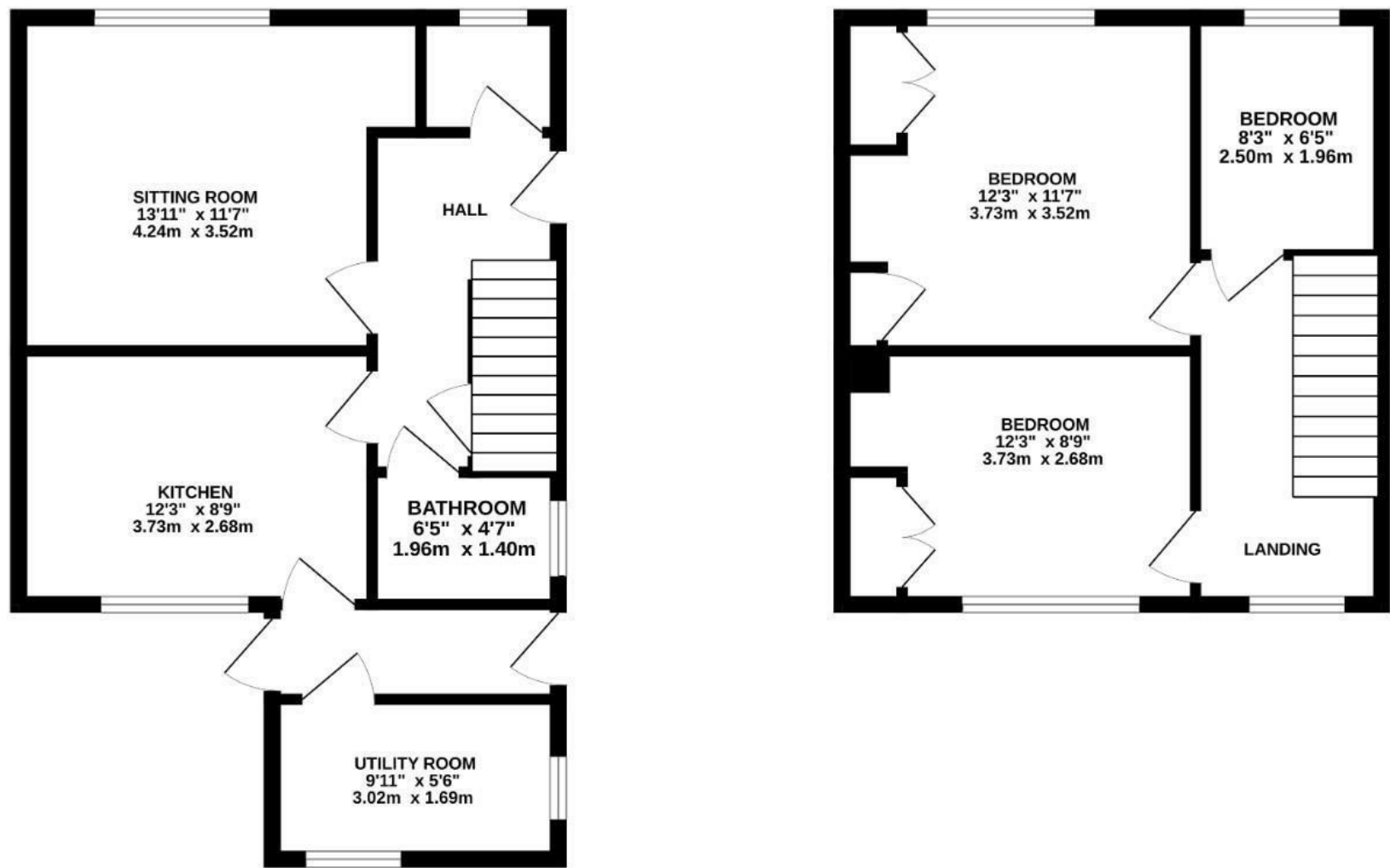
Mainline train services to London can be accessed from Headcorn (about 8 miles), or Ashford International (about 12 miles) where the high-speed service departs to London St Pancras (a journey of approx. 37 minutes). The property is also within a 20-minute drive to the coast and 30 minutes' drive to Eurotunnel.

Tenure – Freehold
Council Tax Band – C
EPC Rating - F
Services – Mains Water, Sewerage, and Electricity
Heating – Solid fuel central heating by wood burner located in kitchen
Broadband – Average Broadband Speed 8mb - 1000mb
Mobile Phone Coverage – Good
Flood Risk – Very Low



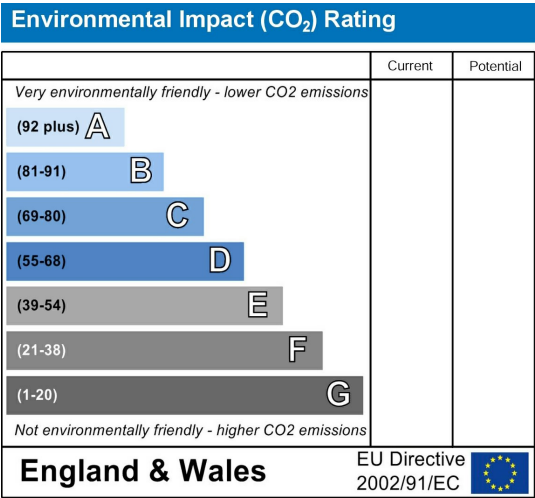
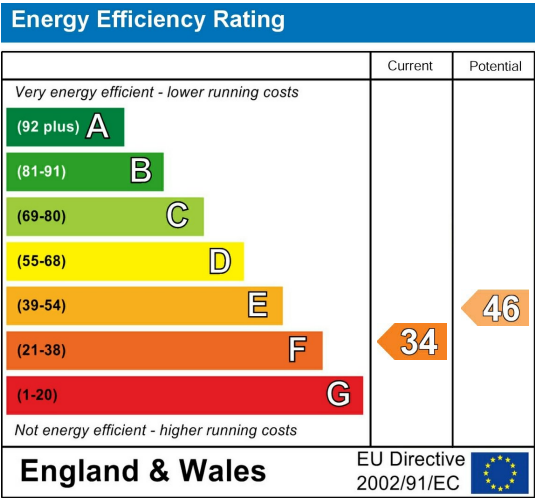


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TOTAL FLOOR AREA : 847 sq.ft. (78.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for 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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- THREE-BEDROOM SEMI DETACHED HOME
- NO ONWARD CHAIN
- SCOPE FOR MODERNISATION
- PRIVATE REAR GARDEN & LARGE FRONT GARDEN
- GENEROUS DRIVEWAY
- POPULAR VILLAGE LOCATION
- CLOSE TO AMENITIES AND LOCAL SCHOOLS



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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