



The Chennells, High Halden,
Ashford, TN26 3NB

Guide Price £300,000 - £325,000



GUIDE PRICE £300,000 - £325,000 - NO ONWARD CHAIN.
Three-bedroom terraced home with two reception rooms,
modern kitchen/diner, utility room and established private garden,
located in the popular village of High Halden and within walking
distance to the local pub/restaurant and amenities.

The accommodation offers an entrance hall with stairs to first
floor and doorway leading to a reception room with window to the
front, and another into the kitchen/dining room, leading further on
to a utility area and ground floor cloakroom with doorway
providing access to the rear garden. The kitchen also leads
through to a spacious sitting room with dual windows to the front.

The first floor offers two double bedrooms, both with built in
storage, a single bedroom and the family bathroom with suite
comprising of a walk-in shower cubicle, wall mounted basin and
WC.

Externally, the rear garden is a real feature of the home. The
lawn area features stepping stones with a mature hedgerow
border and an array of established plants and there is both a
gravelled area and patio offering ideal spaces for your garden
furniture.

Services include mains electricity, drainage and gas central
heating.

The property is situated in the popular village of High Halden and
offers a variety of local amenities including a well-stocked village
store, primary school and popular pub/restaurant, The Chequers
on the Green.

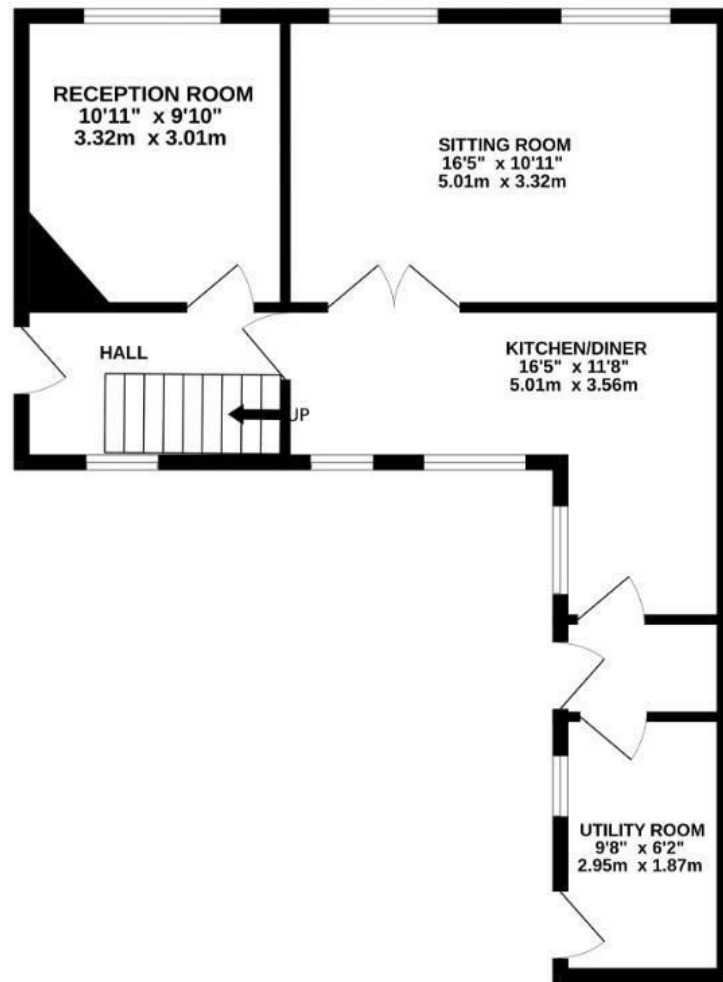
The historic town of Tenterden is just a few miles to the south
with its busy High Street shops, supermarkets and leisure
centre. The surrounding area is well known for its excellent range
of schools both in the state and independent sectors including
grammar schools for boys and girls. Mainline rail services are
available at Headcorn and Ashford including 37 minute High
Speed trains from Ashford International along with Eurostar
services to the Continent.

Tenure – Freehold
Council Tax Band C
EPC Rating TBC
Services – Mains Gas, Electricity, Water & Drainage
Broadband Speed – 60-70 Mbps
Mobile Phone Coverage – Good
Flood Risk – Very Low



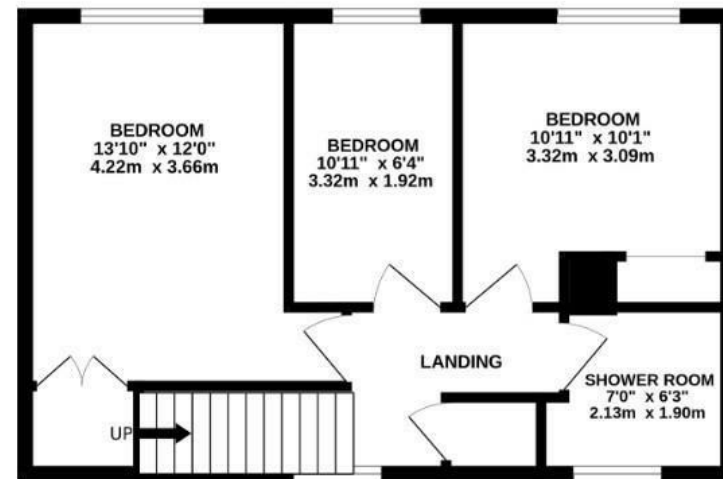


GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 998 sq.ft. (92.7 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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1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



Tenure: Freehold
Council Tax Band: C

- THREE BEDROOM TERRACED HOME
- TWO RECEPTION ROOMS
- KITCHEN/DINER AND UTILITY ROOM
- GENEROUS ESTABLISHED AND WELL CARED FOR GARDEN
- POPULAR VILLAGE LOCATION
- WALKING DISTANCE TO PRIMARY SCHOOL & AMENITIES
- COUNCIL TAX BAND C
- EPC RATING D
- NO ONWARD CHAIN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	75
(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.