



Invicta Swain Road, St. Michaels, Tenterden, TN30 6PJ

Guide Price £700,000 - £725,000



GUIDE PRICE £700,000 - £725,000. Well-presented, extended, detached family home offering four bedrooms, two reception rooms, stunning kitchen with island and bifold doors, with generous established garden featuring a garden room/home office, garage and driveway. Positioned in a semi-rural location on a popular road within walking distance of village amenities, local schools and the nearby Tenterden High Street.

The accommodation offers entrance hall with stairs to first floor and doorways leading to a useful cloakroom with WC, a double aspect snug/tv room with window overlooking the front and built in storage, and a spacious double aspect sitting/dining room with feature fireplace with wood burning stove and sliding doors out to a conservatory with solid roof providing views over and access out to the rear garden.

From the hall, a further doorway leads to a stunning kitchen, extended by the current owners and offering a range of wall and base units with stone worksurfaces, ceramic inset sink, contrasting kitchen island housing the hob with extractor above, and integrated appliances including a fridge freezer, dishwasher, single oven, microwave and warming drawer. The room features a tiled floor, bi-fold doors out to the rear terrace and French doors into a utility room with access out to the rear garden.

The first-floor landing leads to the master bedroom with built in wardrobes, two further bedrooms with built in storage, a fourth with window overlooking the front, and a generous family bathroom with suite comprising of a striking free-standing bath, walk-in shower, double basins with vanity storage beneath, WC and heated towel radiator.

Externally, the garden is a real feature of the home, boasting a large patio offering the perfect entertaining area, with steps up to a level lawn with a selection of mature trees and shrubs, and an insulated garden room/home office with power is discreetly positioned beyond the hedge.

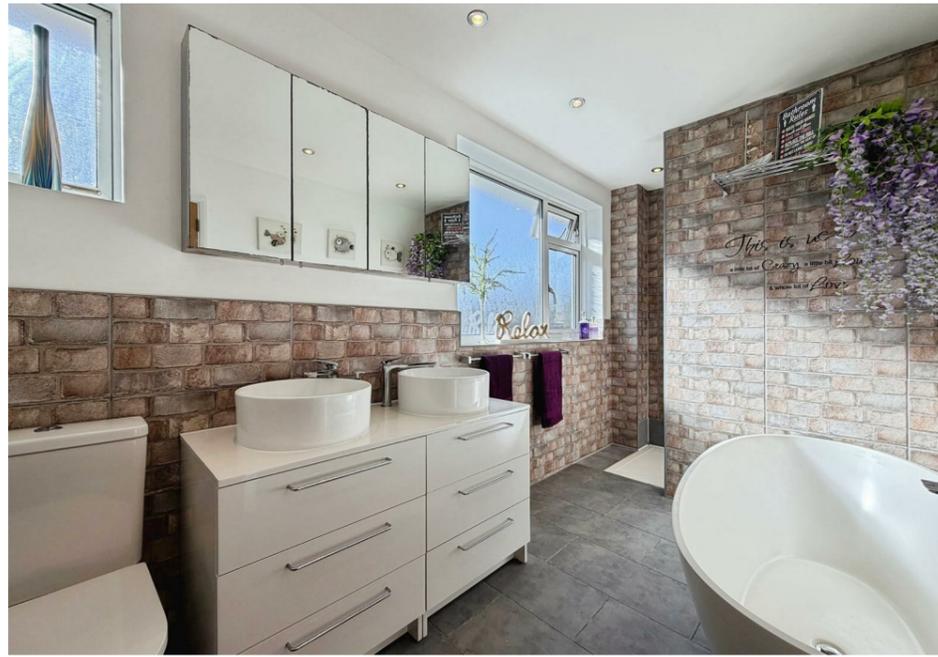
To the front the property offers a driveway leading to the integral garage and an attractive stone wall. Steps up to the front door and the lawn area is bordered with a selection of mature shrubs and planting.

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. Tenterden offers comprehensive shopping including Waitrose and Tesco supermarkets and many pubs and restaurants.

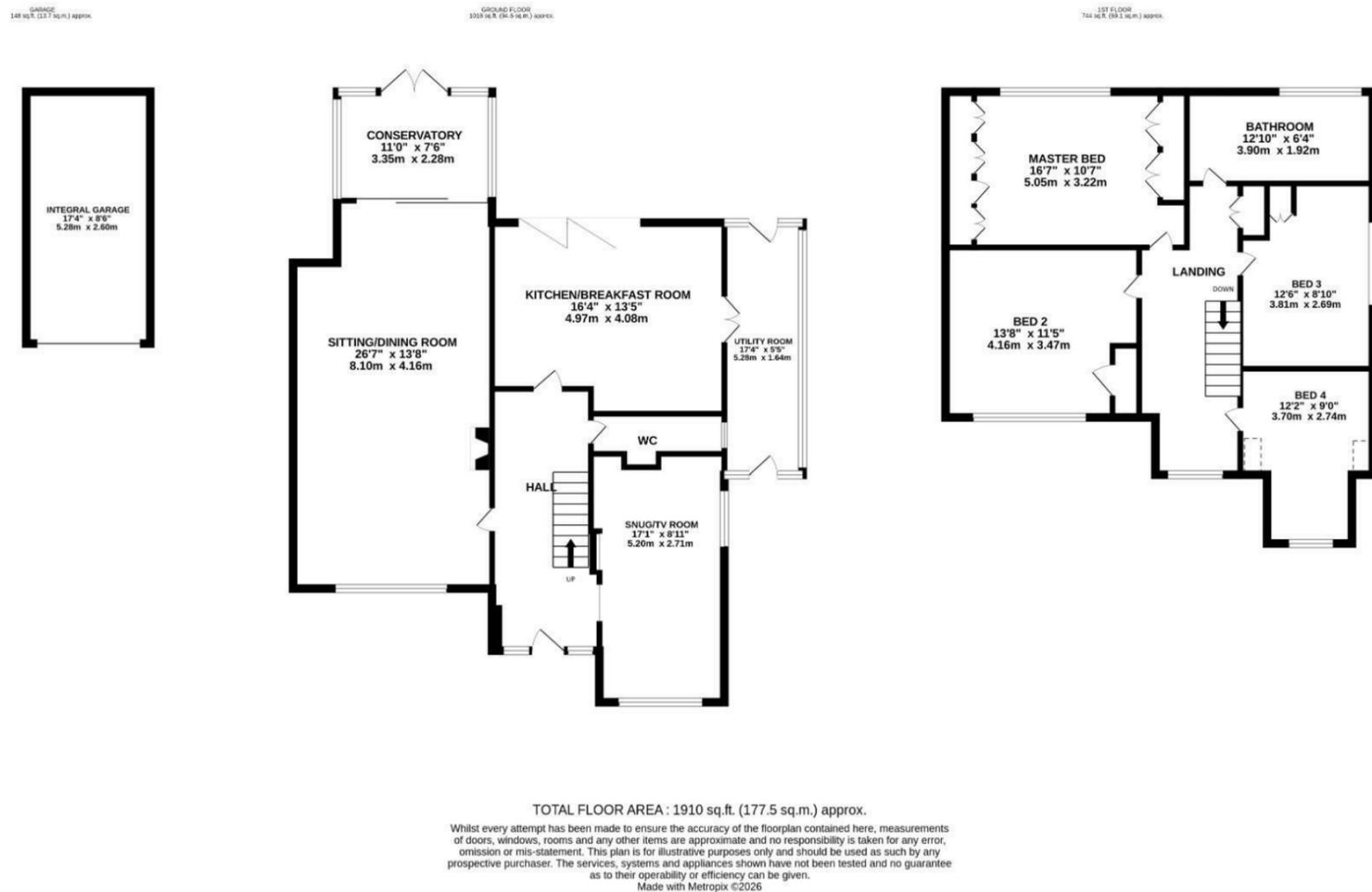
This family home is ideally situated for a range of schools including St Michaels Primary School, Tenterden Infants and Junior Schools, and Homewood Secondary School. Train services to London can be accessed from Headcorn (about 8 miles), or Ashford (about 12 miles) where the high-speed service departs to London St Pancras (a journey of approx. 37 minutes).

Tenure – Freehold
Services – Mains Water, Sewerage, Gas and Electricity
Heating – Gas Central Heating
Broadband – Average Broadband Speed 1Gps
Mobile Phone Coverage – Good
Flood Risk – Very Low

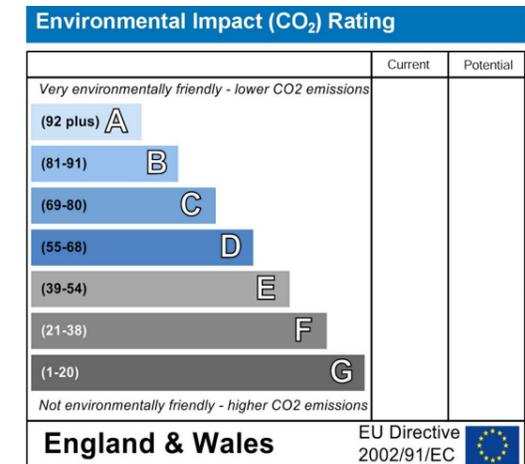
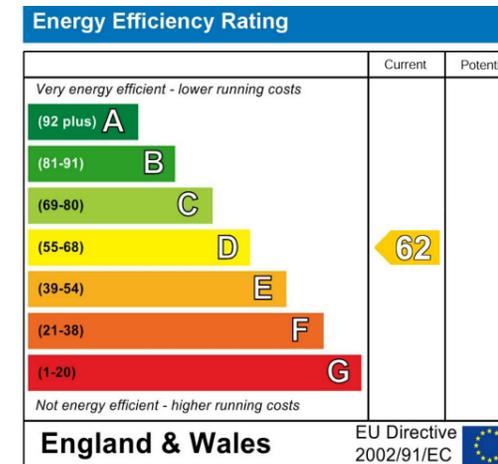




Tenure: Freehold
Council Tax Band: G



- FOUR BEDROOM DETACHED FAMILY HOME
- SEMI RURAL LOCATION
- GARAGE AND DRIVEWAY
- GARDEN ROOM/HOME OFFICE
- ESTABLISHED PRIVATE GARDEN
- SPACIOUS KITCHEN WITH ISLAND AND BI-FOLD DOORS
- GENEROUS SITTING / DINING ROOM
- CLOSE TO VILLAGE AMENITIES AND LOCAL SCHOOLS
- EPC RATING TBC



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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