



## 2 The Chennells, High Halden, Ashford, TN26 3NB

Guide Price £300,000 - £325,000



GUIDE PRICE £300,000 - £325,000. Four-bedroom terraced home with two reception rooms offering scope for modernisation, located in the popular village of High Halden.

The accommodation offers an entrance hall with stairs to first floor and doorway leading to the kitchen, 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 which is open onto the dining room.

The first floor offers three double bedrooms and a single bedroom, all benefitting from built in storage, and the family bathroom with suite comprising of a bath with shower above, pedestal basin and WC.

Externally, the rear garden is laid to lawn with patio area and planted borders. To the front is a further lawn area with pathway to the pavement and an established hedgerow boundary. 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 and a popular pub, 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 AND DRAINAGE

BROADBAND SPEED – 68 MBPS

MOBILE PHONE COVERAGE – GOOD

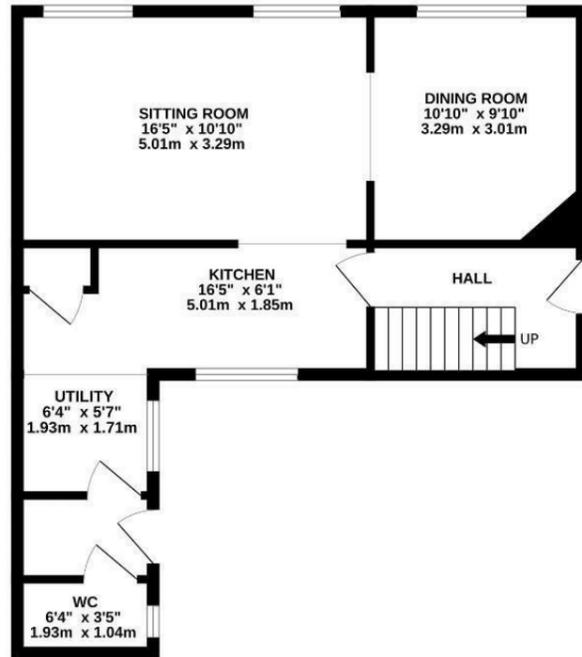
FLOOD RISK – VERY LOW



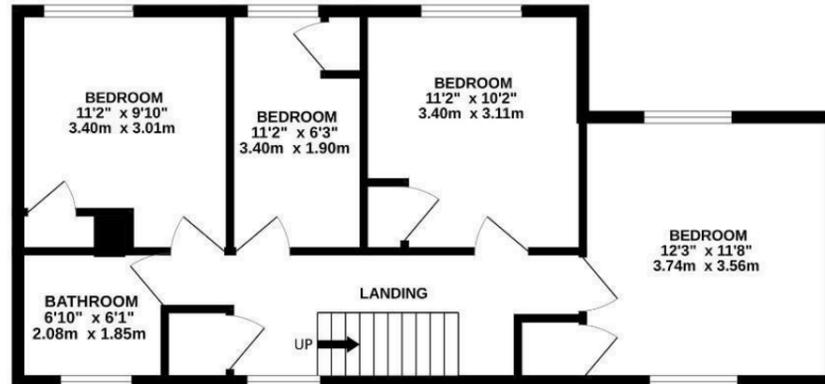


Tenure: Freehold  
Council Tax Band: C

GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 1115 sq.ft. (103.6 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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- FOUR BEDROOM TERRACED HOME
- TWO RECEPTION ROOMS
- KITCHEN WITH UTILITY AREA
- GROUND FLOOR CLOAKROOM
- IN NEED OF MODERNISATION
- POPULAR VILLAGE LOCATION
- COUNCIL TAX BAND C
- EPC RATING TBC

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.