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Roethorne Gardens, Tenterden | Guide Price £375,000 - £395,000
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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.



GUIDE PRICE £375,000 - £395,000. NO ONWARD CHAIN. A three-bedroom terraced character home with attractive enclosed rear garden, garage en-bloc and off-road parking, ideally situated within walking distance to the picturesque tree lined Tenterden High Street.

The accommodation offers entrance hall with parquet flooring, stairs to first floor with storage cupboard beneath and doorways leading to the kitchen and a spacious sitting/dining room.

The bright sitting room offers a window overlooking the front garden and feature fireplace with coal effect gas fire, opening onto the dining area with French doors providing views over the rear garden and access out.

The galley style kitchen offers a range of Oak wall and base units with laminate worksurfaces, gas hob with extractor above and space for washing machine and slimline dishwasher. A glazed door leads out to a useful utility area with doorway leading out to the rear garden and access to a ground floor cloakroom with WC, basin with storage beneath and boiler.

The first-floor landing offers hatch for loft access and leads on to the master bedroom with built-in wardrobes and window overlooking the rear garden, a second bedroom, also a double with built-in wardrobes and window overlooking the front garden, a third bedroom with window overlooking the front garden and built-in storage above the stairs, and a shower room with walk in cubicle, wash basin, WC and heated towel radiator.

Externally, to the rear is an attractive enclosed cottage style garden with patio area, offering a variety of established trees and shrubs with a stepping stone pathway leading out to the garage en-bloc with parking available in front.

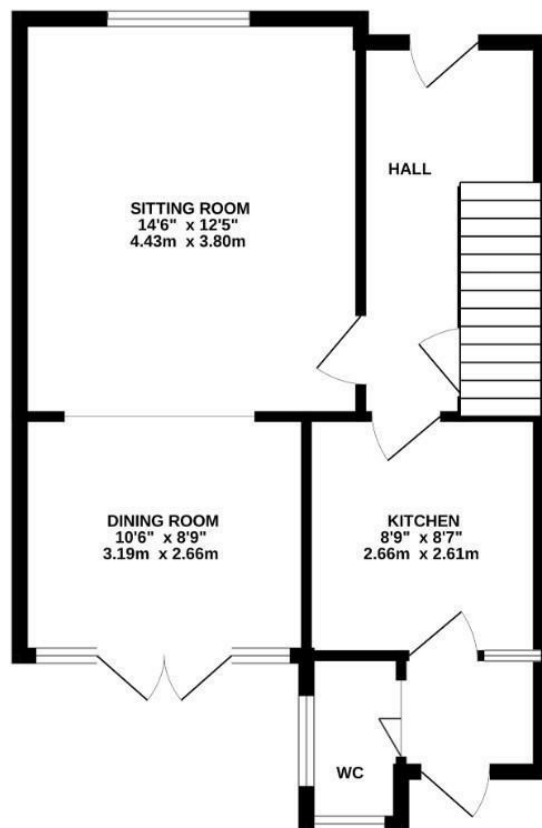
To the front, the well-kept communal garden is predominantly laid to lawn with a striking Magnolia tree and a paved pathway leads on to the front door.

Services – Mains gas, electricity and water. EPC rating C. Council tax band D.

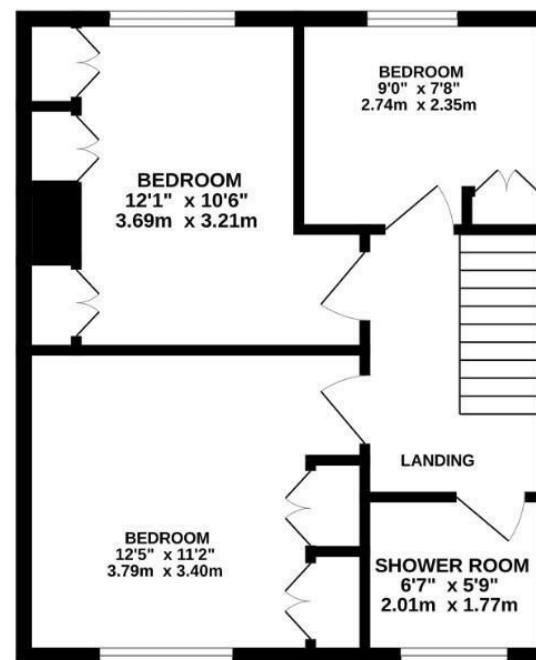
The popular town of Tenterden offers comprehensive shopping, including Waitrose and Tesco supermarkets, and many pubs and restaurants. The property is within easy access of two popular golf courses, Tenterden Golf Course, and London Beach Golf Club with saltwater spa. Mainline train services to London 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 Euro Tunnel. There are a range of local schools including St Michaels Primary school, Tenterden Infants and Junior schools, and Homewood Secondary school.



GROUND FLOOR



1ST FLOOR



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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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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