





13 Colonel Stephens Way,  
Tenterden, TN30 6EW  
Guide Price £500,000 - £535,000

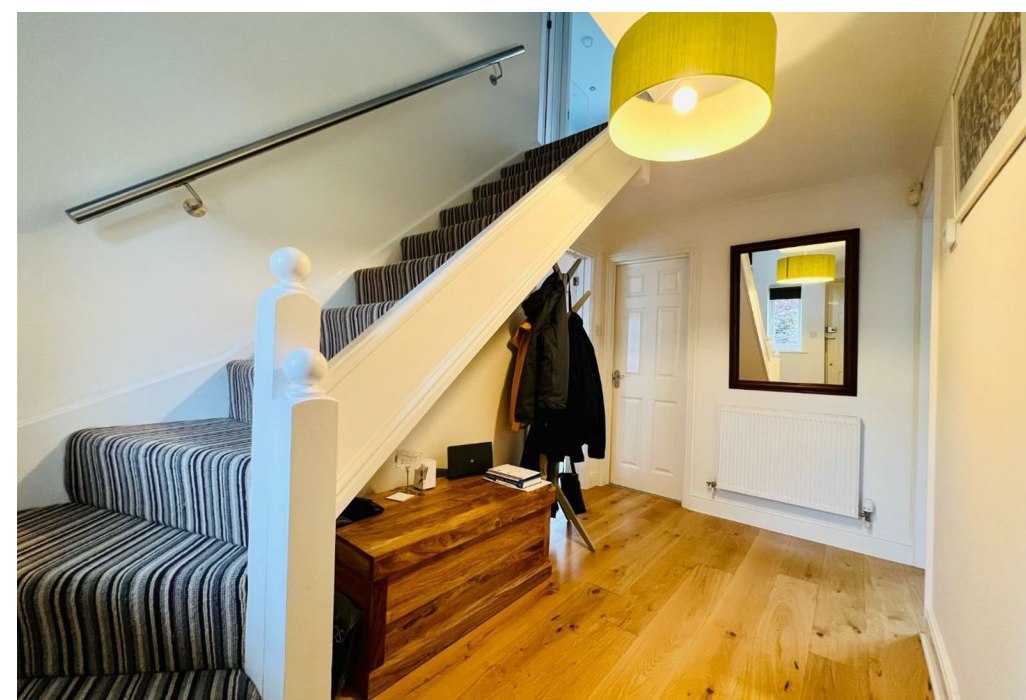


GUIDE PRICE £500,000 - £535,000. A well-presented detached family home with four bedrooms, two bathrooms, modern open plan kitchen/dining room, garage and driveway, located in a popular residential area providing easy access to local amenities and within walking distance to the tree lined High Street of Tenterden.

The accommodation has been updated by the current owners and offers a modern contemporary style. The welcoming entrance hall with stairs to first floor leads to a useful cloakroom with WC, wall mounted basin and heated towel rail, with further doorway through to the bright double aspect kitchen/dining room fitted with a range of handle-less wall and base units with white granite worksurfaces, integrated double oven and electric hob with extractor above and space for dishwasher and American style fridge freezer. A doorway leads through to a utility room with complementing units, space for washing machine and doorway out to rear garden. The hall also leads through to a spacious sitting room with window overlooking the front and double doors out to a generous conservatory with insulated roof and French doors out to the rear garden.

The first floor offers a master bedroom with built-in wardrobes and stylish en-suite shower room with suite comprising of a walk-in corner shower cubicle, wash basin with vanity storage beneath, WC and heated towel rail. The second bedroom offers additional built-in wardrobes and cupboard housing the boiler. There is a third double bedroom with window overlooking the rear, and a good size fourth bedroom currently used as a home office. The landing also leads to a modern monochrome styled family wet room with generous walk-in shower, wall mounted basin, WC and heated towel rail.

Externally the rear garden is partially walled and mainly laid to lawn with two established fruit trees and a mature bay tree. A generous patio offers a perfect space for entertaining with convenient door providing access into the rear of the garage. To the front, the driveway provides off road parking for two vehicles and access to the single garage with electric roller door. The front garden offers a small lawn area with pathway leading to front door with established shrubs to the side.





The property is located on a small cul-de-sac within the popular development of Colonel Stephens Way, situated a short walk from the picturesque tree-lined High Street of Tenterden. The town offers comprehensive shopping including Waitrose, 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.

The property is within easy access of two popular golf courses, Tenterden Golf Course, and London Beech Golf Club with salt water 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 to London St Pancras departs (a journey of approx. 37 minutes). The property is also within a 20-minute drive to the coast and 30 minutes' drive to Eurotunnel.

Services – Mains Water, Sewage, Gas and Electricity

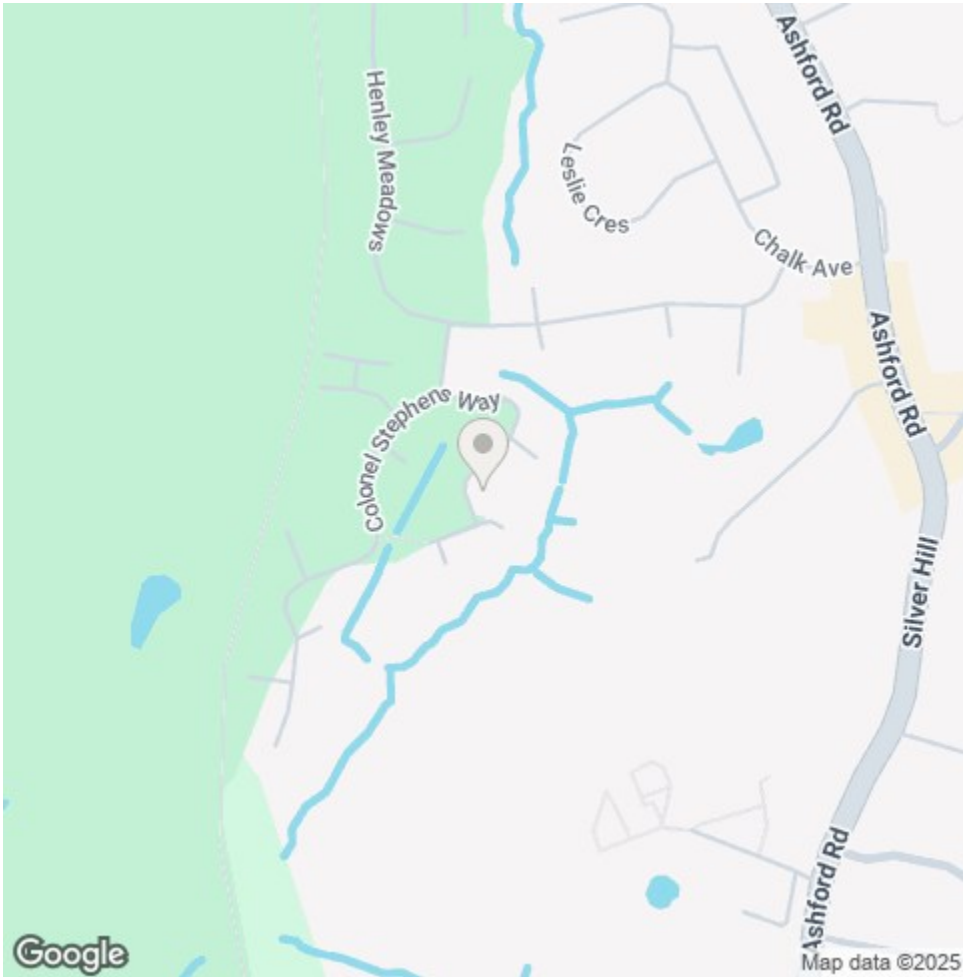
Tenure - Freehold

Council Tax Band – F

Broadband – Average Broadband Speed 13mb – 1000mb

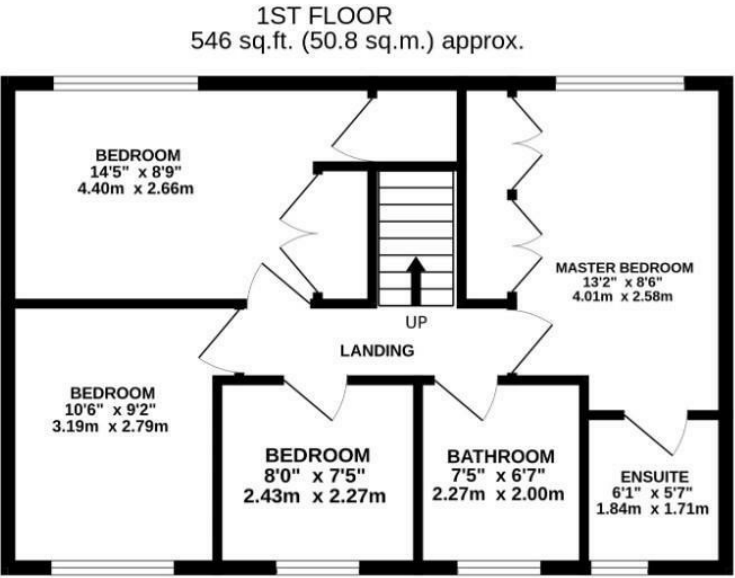
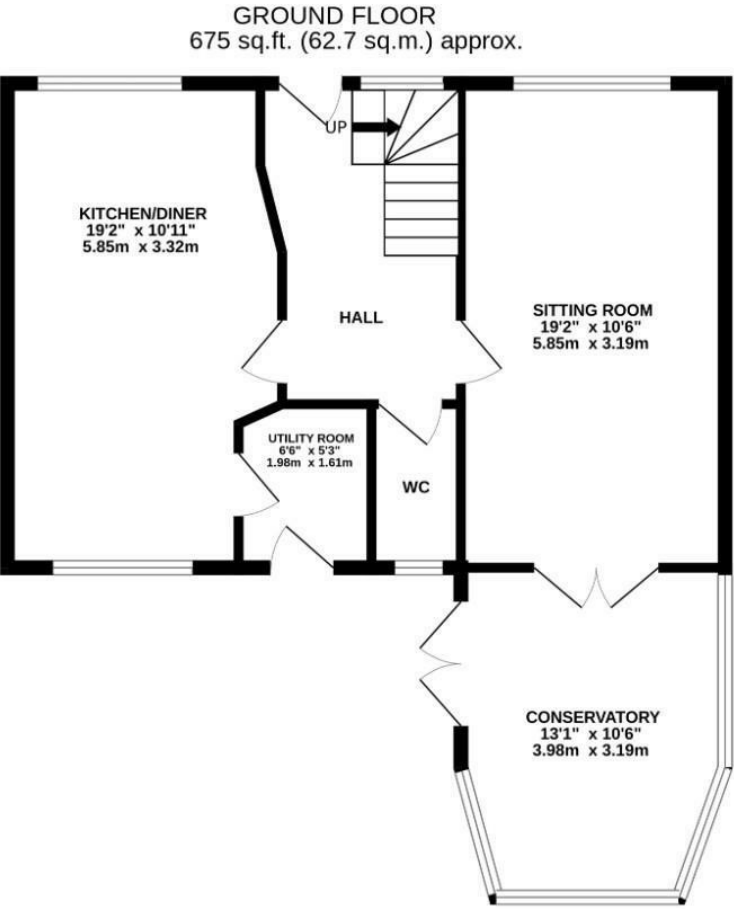
Mobile Phone Coverage – Okay – Good

Flood Risk – Very Low





Tenure: Freehold  
Council Tax Band: F

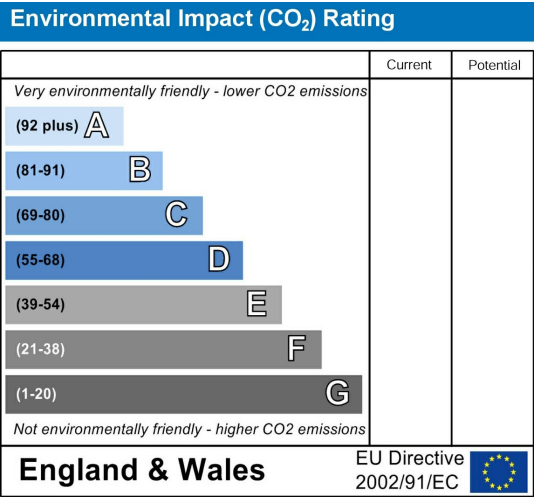
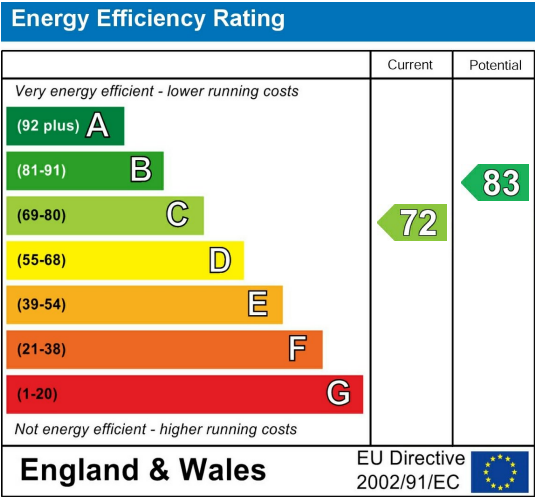


TOTAL FLOOR AREA : 1221 sq.ft. (113.5 sq.m.) approx.

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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- WELL PRESENTED DETACHED FAMILY HOME
- FOUR BEDROOMS & TWO BATHROOMS
- LARGE SITTING ROOM AND CONSERVATORY
- MODERN OPEN PLAN KITCHEN/DINING ROOM
- GARAGE AND BLOCK PAVED DRIVEWAY
- POPULAR CUL-DE-SAC LOCATION
- WALKING DISTANCE TO AMENITIES
- EPC RATING C



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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