



# 22 Eastwell Barn Mews, Tenterden, TN30 6QW

Guide Price £375,000 - £400,000



GUIDE PRICE £375,000 - £400,000. NO ONWARD CHAIN.

Deceptively spacious three-bedroom terraced home in an enviable position with views over the countryside and steam railway, located just a few minutes walk from the picturesque tree lined Tenterden High Street.

The accommodation comprises of entrance hall leading to the kitchen/breakfast room, fitted with a range of wall and base units with integrated fridge freezer, under counter double oven, gas hob with extractor above and further space for washing machine and dishwasher.

From the hall, further doorways lead to a useful shower room with WC and hand basin and on to a spacious sitting/dining room with sliding doors leading out to the rear garden.

The first-floor accommodation offers a double bedroom to the front of the property with built in storage which enjoys far reaching countryside views, a second double bedroom also with built in storage, a single bedroom with further storage and a family bathroom comprising of a bath, basin with vanity storage and WC.

Externally, the tiered rear garden features a patio area and is well stocked with plants and shrubs with gate offering access out to the road and the garage en-bloc with parking in front, with further unrestricted road parking available.

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.

Tenure - Freehold

Services – Mains Water, Sewerage, Electricity

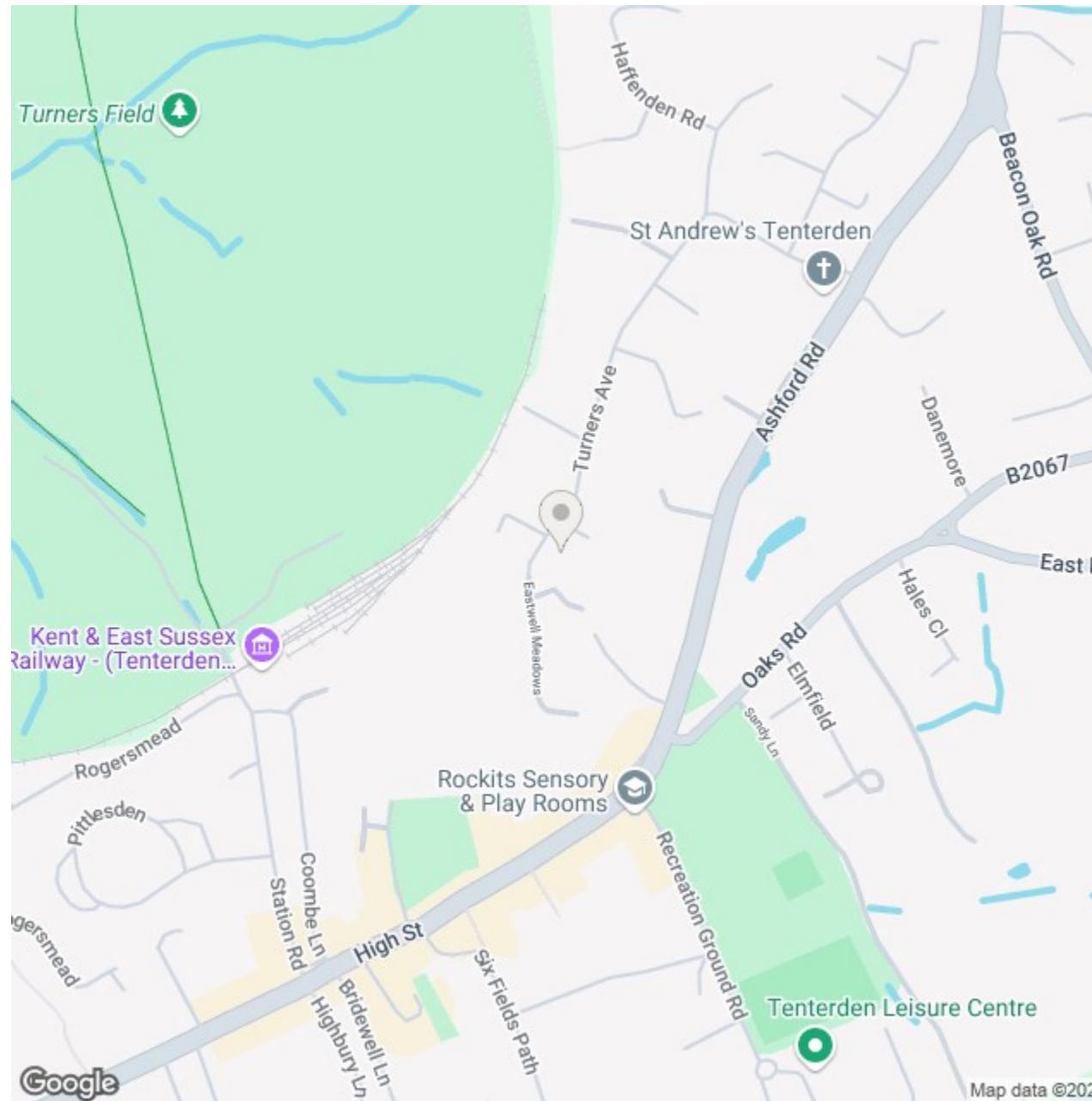
Heating - Gas Central Heating

Broadband – Average Broadband Speed - Good

Mobile Phone Coverage – Good

Flood Risk – Very Low





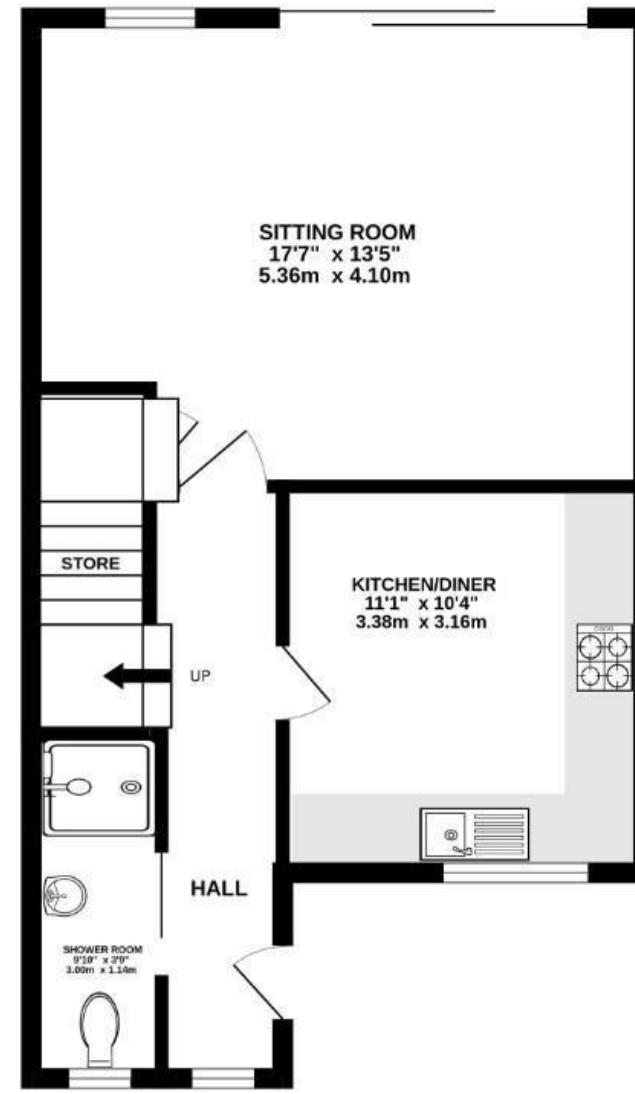
**NO ONWARD CHAIN**  
**THREE BEDROOM TERRACED HOME**  
**SHOWER ROOM AND FAMILY BATHROOM**  
**ENVIALE LOCATION**  
**WALKING DISTANCE TO HIGH STREET**  
**VIEWS OVER THE COUNTRYSIDE AND STEAM RAILWAY**  
**GARAGE EN-BLOC**  
**COUNCIL TAX BAND D - EPC RATING C**

**TENURE - FREEHOLD**  
**COUNCIL TAX BAND - D**

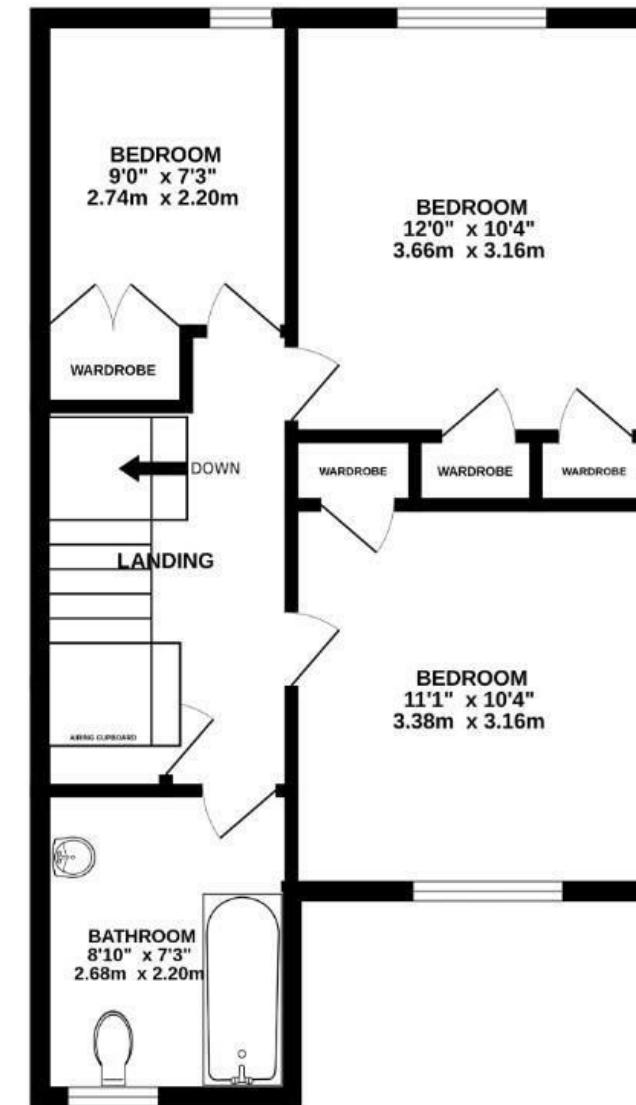
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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.

**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.