



Fuggle Drive,  
Tenterden, TN30 6FJ  
Asking Price £575,000



**NO ONWARD CHAIN** - An immaculately presented, semi-detached three-bedroom home featuring master bedroom with en-suite shower room, landscaped garden, driveway and garage, situated just a few minutes' walk from the picturesque tree-lined High Street of Tenterden.

This modern home is beautifully presented and benefits from being in a quiet location with minimal traffic. The accommodation benefits from high ceilings giving an added sense of light and space and offers entrance hall with two spacious storage cupboards, cloakroom with WC and hand basin and stairs to first floor with doorways leading into a bright and airy sitting room with French doors out to the rear patio and another into the double aspect kitchen/dining room fitted with a range of shaker style wall and base units, integrated fridge freezer, dishwasher, double oven and hob with extractor above with space for a dining table.

Stairs lead to the first floor and on to the master bedroom with mirrored built in wardrobes, window overlooking the rear garden and en-suite with shower room with WC, wall mounted hand basin and heated towel rail, a second double bedroom also with built in wardrobes, a generous third bedroom currently used as a study, and the family bathroom with modern white suite comprising of WC, bath with shower above, wall mounted basin, mirrored wall cabinet and heated towel rail.

Externally the rear garden has been laid to lawn with raised beds around the perimeter planted with a variety of flowers and shrubs. In addition, there is a patio area ideal for entertaining, gated access out to the driveway and a very useful separate door into the rear of the garage. To the front of the home the small garden area is planted with shrubs and the bloc paved driveway provides off road parking leading to a single garage with electric door and gated access into the rear garden.

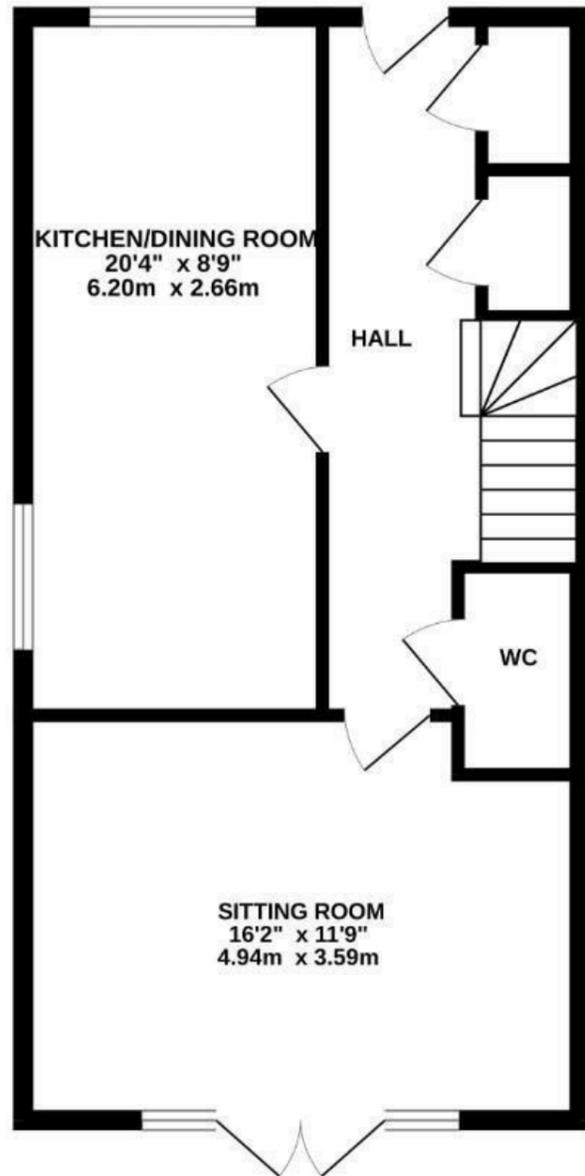
Fuggle Drive is situated a short walk from the picturesque tree-lined High Street of Tenterden. The town offers comprehensive shopping including Waitrose, Tesco supermarkets and many pubs and restaurants. This wonderful family home occupies a popular location on the High Street and is ideally situated 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 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 is available 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 Eurotunnel.

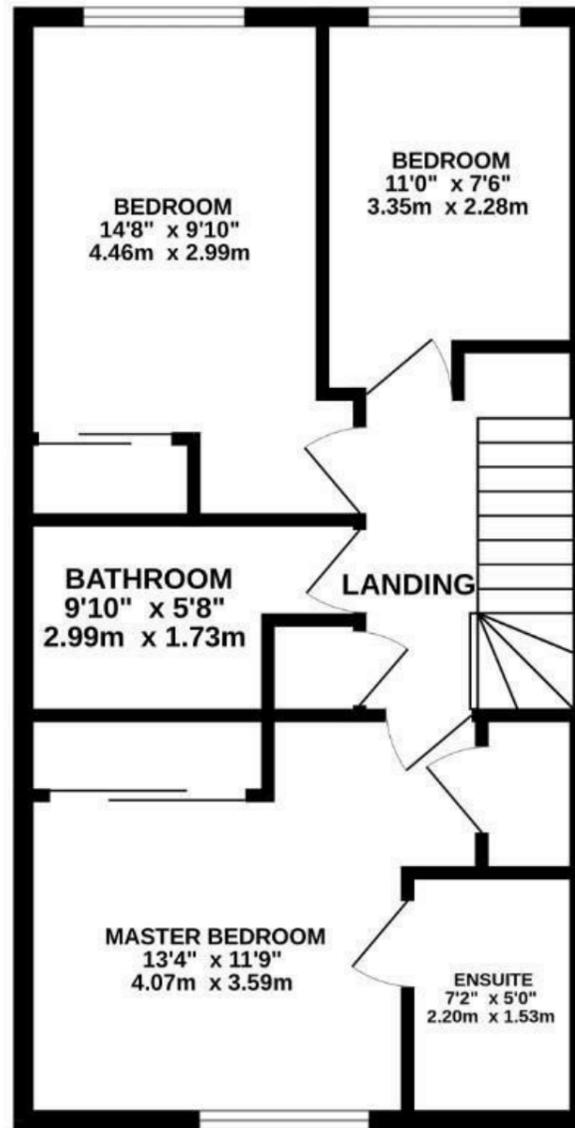
Tenure – Freehold - £380 annual estate charge.  
Services – Mains Water, Sewerage, Gas and Electricity  
Broadband – Average Broadband Speed 16mb – 1000mb  
Mobile Phone Coverage – Okay – Good  
Flood Risk – Very Low



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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Tenure: Freehold  
Council Tax Band: E

- THREE BEDROOM SEMI-DETACHED HOME
- SHORT WALK TO TENTERDEN HIGH STREET
- DOUBLE ASPECT KITCHEN/DINING ROOM
- SITTING ROOM WITH FRENCH DOORS TO GARDEN
- DOWNSTAIRS CLOAKROOM
- EN SUITE AND FAMILY BATHROOM
- GARAGE AND DRIVEWAY
- EPC - B COUNCIL TAX BAND E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</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>		
(39-54) <b>E</b>		
(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.