



59 Lower Road

Woodchurch, Kent TN26 3SG

Situated in the sought after village of Woodchurch. a contemporary and beautifully finished four bedroom property offering spacious accommodation on one level. Fabulous vaulted kitchen/dining room, large rear garden, ample off road parking and detached garage.

GUIDE PRICE £650,000 - £675,000

## 59 Lower Road Woodchurch, Kent TN26 3SG



- **GUIDE PRICE £650,000 - £675,000**
- **STUNNING OPEN PLAN KITCHEN AND DINING ROOM WITH VAULTED CEILING**
- **CONTEMPORARY SINGLE STORY PROPERTY**
- **FOUR DOUBLE BEDROOMS**
- **STYLISH BATHROOM**
- **LARGE GARDEN WITH SUN TERRACE**
- **FRONT GARDEN WITH ESTABLISHED FLOWER BEDS**
- **DETACHED GARAGE**
- **AMPLE OFF ROAD PARKING**
- **SOUGHT AFTER VILLAGE LOCATION**

Guide price £650,000 - £675,000

A contemporary and beautifully finished four bedroom property offering spacious accommodation on one level. Situated in the sought after village of Woodchurch.

The sitting room with hardwood floors runs the length of the house and has double doors to the terrace and garden. The current owners have extended the kitchen to create a stunning open plan dining room with vaulted ceiling and spectacular window and double doors to the garden that flood the room with natural light. A rear hallway leads to four double bedrooms and a stylish bathroom with Victorian style roll top bath and separate shower.

Externally the large rear garden is fully enclosed with sun terrace and side access. To the front the property has a pretty front garden, white picket fence and ample off road parking as well as a detached garage.



### Directions

From Tenterden proceed from the High Street towards the A28, at the mini roundabout turn right onto Beacon Oak Road and next left onto the Woodchurch Road. Once in Woodchurch take the left onto Front Road and bear right onto Lower Road. The property can be found a short way up on the right.



# Floor Plan

GROUND FLOOR  
1202 sq.ft. (111.6 sq.m.) approx.



TOTAL FLOOR AREA: 1202 sq.ft. (111.6 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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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	
		67	82