



12 Forgefield,  
Bethersden, Kent TN26 3BL



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**Guide Price £340,000 - £365,000**

**An attractive 2 bedroom semi-detached bungalow with enclosed garden, garage and driveway situated on a popular residential cul-de-sac in the centre of the pretty village of Bethersden.**

**NO ONWARD CHAIN**

**Enjoying a most convenient location in the heart of the sought after village of Bethersden, this two bedroom attached bungalow would make a lovely home for anyone looking for single storey living close to good local amenities.**

**Internally, there is a large light, bright sitting / dining room, kitchen, wet room style shower room, hallway and two good size bedrooms.**

**Outside, the property is set back with a generous garden area to the front and a driveway to the side which would easily park two vehicles in front of the detached single brick built garage. To the rear is a surprisingly spacious, enclosed south facing garden.**

**All the local village amenities are within a short walk which is what makes this location so popular.**

- **Attractive 2 bedroom semi-detached bungalow**
- **South facing garden to rear / Garden to front**
- **Driveway for parking / Detached single garage**
- **Popular cul-de-sac location in heart of village**
- **Walking distance of village centre & amenities**
- **Mainline stations at Ashford, Pluckley & Headcorn**
  - **Local bus routes to nearby**
  - **NO ONWARD CHAIN**

[www.warnergray.co.uk](http://www.warnergray.co.uk)

email : [info@warnergray.co.uk](mailto:info@warnergray.co.uk)

Tel 01580 766044

**Warner Gray**





**SITUATION:** 12 Forgefield is situated in a most convenient and popular location in the heart of the picturesque village of Bethersden. All of the local amenities are within a short walk. There are two public houses, a specialist butchers, Parish church, primary school, village hall, cricket club and recreation ground where there is a thriving tennis club. More comprehensive facilities can be found in the nearby towns of Ashford and Tenterden, which are just over 6 miles away in opposite directions. The area is well served for transport links.

The nearby villages of Headcorn and Pluckley have mainline stations offering services to London taking about an hour, and Ashford International has the high-speed service to London St Pancras (about 37 minutes). Bethersden is served by several bus routes to the surrounding towns and villages.

The accommodation comprises the following with approximate dimensions : The front door opens into a **HALLWAY** where there is a large airing cupboard housing the hot water cylinder. Access to loft.

**SITTING ROOM / DINING ROOM** 21'11 x 11'3. A spacious, light, triple aspect room with large window to the front and patio doors with windows either side at the back giving access to and views over the garden. A fireplace with electric fire makes a cosy focal point in the room. Serving hatch to kitchen.

**KITCHEN** 12'11 x 7'11. Small range of fitted painted units and cupboards. Stainless steel sink with drainer. Space for under counter fridge, washing machine, free standing freezer and oven. Window and door to garden.

**BEDROOM 1** 12'11 x 11'0. A spacious double bedroom with window to rear.

**BEDROOM 2** 11'8 x 8'11. A good size second bedroom with window to the front.

**WET ROOM** A wet room with shower and fixed seat, wash basin, WC and heated towel rail. Front window.

**OUTSIDE** To the front of the property is a lawned area of garden with borders and low brick wall, and to the side of that, a driveway in front of the detached garage that will easily accommodate two vehicles. A gate between the house and the garage leads you through to the enclosed south facing rear garden which wraps round the bungalow on two sides. At the back of the garden is a rill / streamlet which could be made into a feature for the garden.

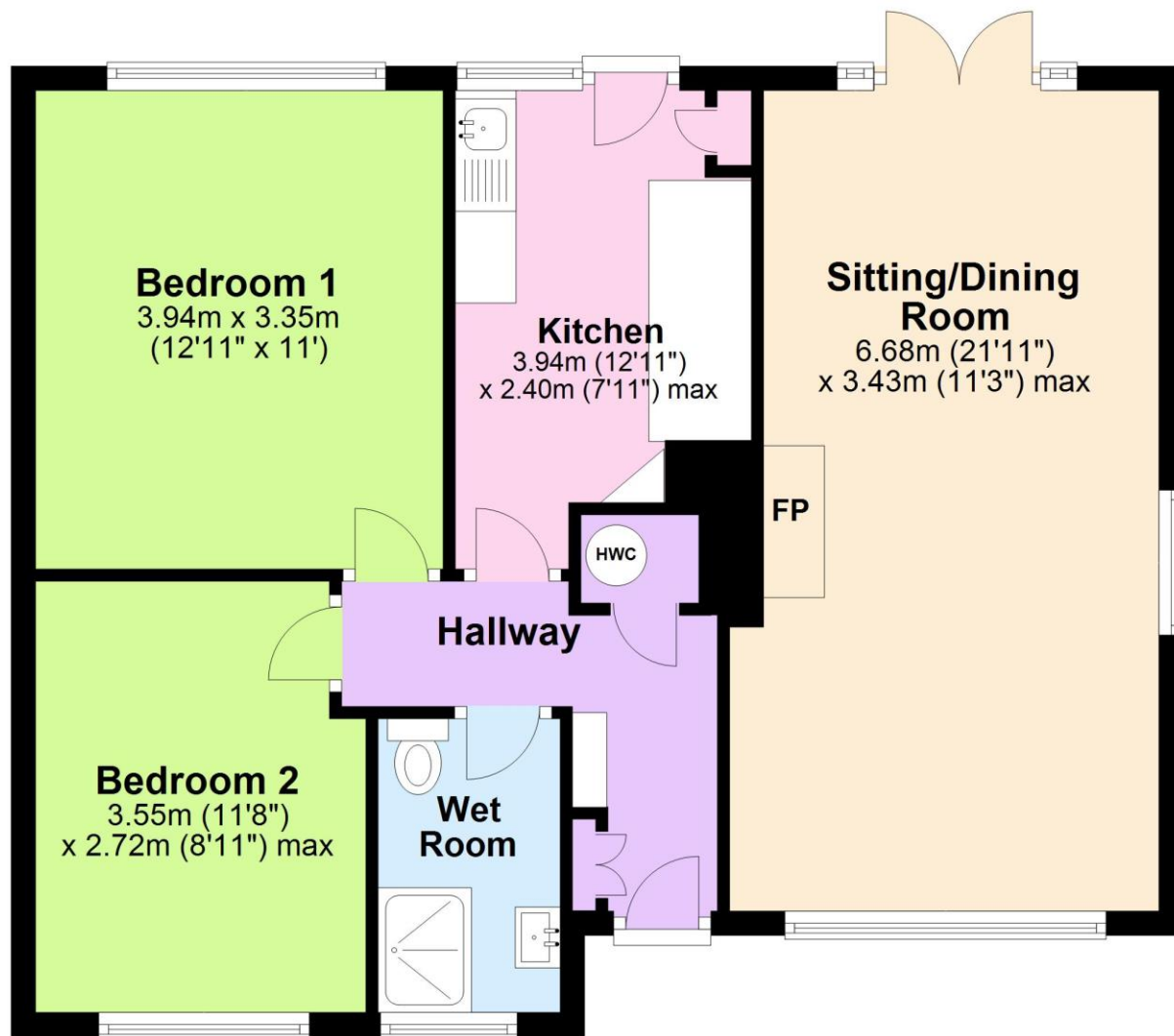
**AGENTS NOTE :** In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property by a member of WarnerGray staff.

**SERVICES:** Mains: water, electricity and drainage. Electric storage heating throughout. EPC: Local Authority: Ashford Borough Council. Council Tax Band: D. Viewing by appointment through WarnerGray email : [info@warnergray.co.uk](mailto:info@warnergray.co.uk) Tel.01580 766044  
**LOCATIONFINDER**  
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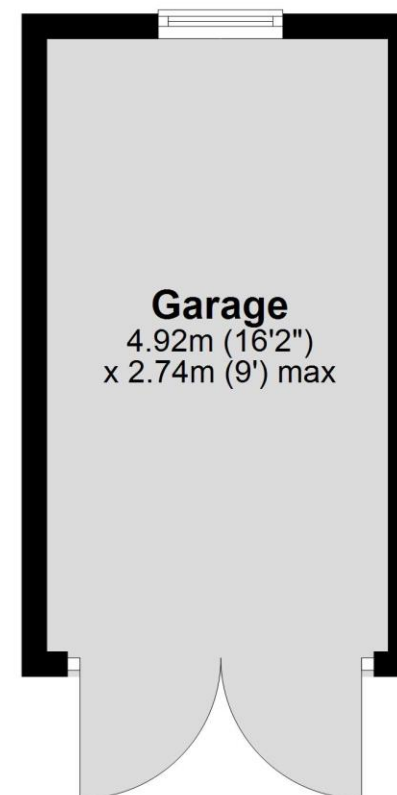
## Floor Plan

Approx. 65.3 sq. metres (702.8 sq. feet)



## Garage

Approx. 13.5 sq. metres (145.0 sq. feet)



Total area: approx. 78.8 sq. metres (847.8 sq. feet)



