

Warner Gray



3 Silver Hill, Tenterden, Kent TN30 6NE

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Price Guide : £300,000

3 Silver Hill is a deceptively spacious three bedroom cottage, situated between Tenterden and St Michaels being walking distance from the local schools and a wide range of shopping facilities and benefiting from a lawned garden.

This charming terraced home has been improved over the years, carefully preserving its charm and character while blending in a contemporary twist to suit modern day living. With its combination of comfort and convenience, it's a place where you can move in and start enjoying life. It would also suit a number of different purchasers including those wishing to be close to all the local amenities, first-time buyers or those looking for a possible investment / rental opportunity, subject of course to the necessary permissions.

As well as being near to local facilities, there is a convenient bus service to the surrounding towns of villages and there are some lovely rural walks to be found in the surrounding countryside.

- Deceptively spacious mid-terrace cottage
- Well presented 3 bedroom characterful accommodation
- Suitable for a number of different purchasers.
- Possible investment opportunity
- Garden with useful stores
- Walking distance of Tenterden & St Michaels.
- Close to good local schools and shopping facilities
- Mainline stations at Headcorn and Ashford.

No onward chain

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SITUATION Silver Hill occupies a convenient location between St Michaels and the historic town of Tenterden, which is well known for its abundance of independent shops, small cafes and restaurants. It also boasts a beautiful tree lined avenue and an abundance of historic buildings. In addition, there is a comprehensive range of national High Street shopping names, banks, leisure and health facilities. There is a wide choice of good local schools within walking distance and the property comes within the catchment for the well regarded Ashford Grammars.

The area is well served for transport links where Headcorn Station offers services to London taking about an hour and Ashford International is within driving distance and has the high-speed service to London St Pancras (a journey of approximately 37 minutes). Tenterden is served by several bus routes to the surrounding towns and villages.

**Viewing by appointment through WarnerGray
01580766044**

The accommodation comprises the following with approximate dimensions :

GROUND FLOOR

Front door opens into the **SITTING ROOM** 12'2 x 10'10. A charming room with feature Victoriana fireplace being the focal point of the room ideal for cosy evenings, with storage and display shelves either side. Window to the front

KITCHEN 12'6 x 10'3. An attractive and well appointed kitchen with a range of solid wood worksurface and inset 4 ring induction hob and one and a half bowl sink and drainer. Breakfast bar with space under for stools and storage to one side and providing further useful worktop space. Ample wall and base units door to rear garden and understairs storage. Window and door to the rear garden.

FIRST FLOOR LANDING

BEDROOM 2 11'1 x 8'5. Window to the front.

BEDROOM 3 11'1 x 7'2. Window to the front. Built in desk area.

BATHROOM With a white suite comprising a smart roll top bath with mixer tap and hand held shower attachment and

separate shower cubicle. Low level w.c Wash hand basin with storage facility below, wood flooring and sash window to the rear. Part tiled walls

Stairs from the landing lead to the **SECOND FLOOR**

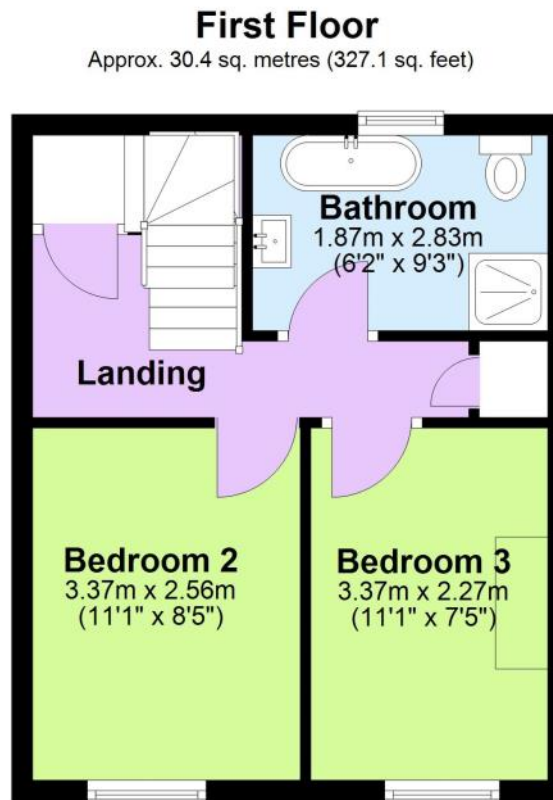
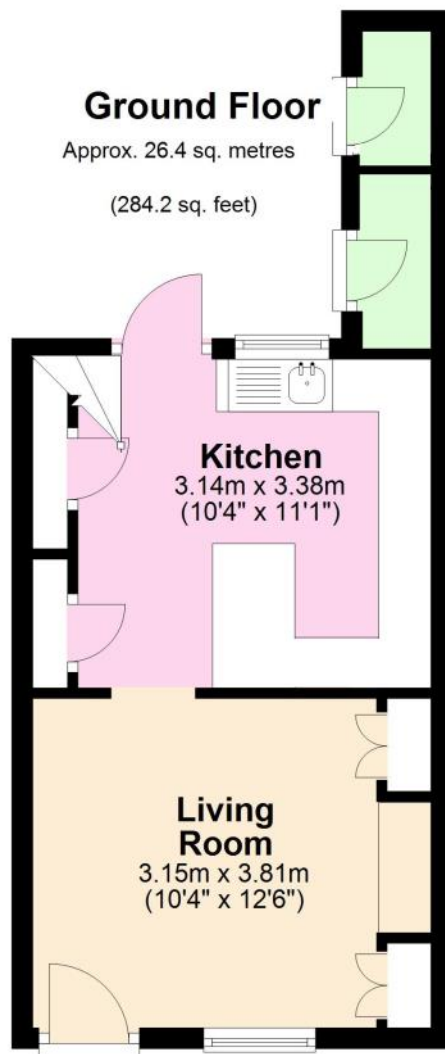
BEDROOM 14'7 X 8'6. Dormer window to the front and storage down one side.

OUTSIDE To the rear of the property is a paved seating area and a lawned rear garden with stepping-stone path to the rear. Useful outside store. Hardstanding area at the rear of the garden with double gates.

AGENTS NOTE To the back of the garden is an area of hardstanding currently used as a parking space. Please note there's no legally recognised right of access to use the unadopted lane behind the cottages.

SERVICES Mains water, electricity, gas and drainage
EPC: C LOCAL AUTHORITY Ashford Borough Council.





Total area: approx. 76.5 sq. metres (823.0 sq. feet)

All measurements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract.

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