



2 Southgate Road,
Tenterden, Kent TN30 7BS

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Guide Price : £585,000

Situated on a highly sought-after road in a convenient location within easy reach of the centre of the historic town of Tenterden, this attractive property offers spacious three-bedroom accommodation ideal for family living with a lovely garden with terrace areas, parking to the front and attached garage.

The property has benefitted from a new roof, central heating boiler and modern cladding and offering good living spaces that will appeal to a range of buyers. On the ground floor, the reception rooms include a spacious sitting room and dining room both offering garden views, a useful cloakroom and utility add practicality, while the sunroom - located just off the kitchen—benefits from a sunny, south-facing position. Upstairs, a spacious landing leads to the main bedroom, which features its own en-suite bathroom, two additional double bedrooms and a well-appointed family bathroom complete the first floor.

Externally, the house enjoys a popular position with an attractive terraces and south-facing garden with an abundance of flowering plants, provide a wonderful space to enjoy. There is also off-road parking and a single garage.

- Located in a popular location within easy reach of the town
- Offers spacious three-bedroom accommodation
- Generous reception rooms including a spacious 23' sitting room
- Versatile living space with views over the terrace and garden
- Main bedroom benefits from an en-suite bathroom
- Two further double bedrooms and a modern family bathroom
- Landscaped rear garden with an array of flowering plants and shrubs
- Sunny terraces ideal for relaxing, entertaining and alfresco dining
- Benefits from off-road parking and a single garage
- Tenterden offers an excellent range of shops, leisure centre and schools.

SITUATION This property enjoys a most convenient and sought-after location walking distance from the historic and picturesque High Street with its comprehensive shopping facilities and amenities. It also benefits from being very close to open countryside where there are many good walks to enjoy. There are a number of active clubs and societies close by, catering for all ages, and a variety of education opportunities exist, all of which are within walking distance of the property. It is also within the catchment for the Ashford Grammar Schools. The area is well served for transport links. Headcorn station offers services to London taking about an hour and Ashford International has the high-speed service to St Pancras (about 37 minutes). Tenterden is served by several bus routes to the surrounding towns and villages.

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The accommodation comprises the following with approximate dimensions: Front door opens into the **ENTRANCE HALL** with coat hanging space etc. Stairs to first floor. Window to the side. Door to:

SITTING ROOM 23'7 x 12'4. A lovely triple aspect room with windows overlooking the front, rear terrace and garden. Attractive feature fireplace. Arch window to the greenhouse. Double doors open through to the

DINING ROOM 13'4 x 8'7. A versatile room with space for table and chairs again enjoying a view over the rear garden.

KITCHEN 17'5 x 7'9. Door from the dining room opening into the kitchen which is fitted with a range of worktops with decorative tiled splashbacks, drawers and base cupboards and matching wall units. Built in gas hob with extractor above. Space for appliances including fridge / freezer. Inset stainless steel sink unit with drainer and mixer tap. Window to the front.

SUNROOM 7'9 x 6'0. A useful room with windows and doors to the garden.

Door to **INNER LOBBY** Window to the garden and door to the adjacent **CLOAKROOM** with w.c. and wash hand basin.

UTILITY ROOM 8'8 x 6'2. A functional room ideal for a washing machine and tumble dryer etc. A door leads to the garage, providing extra practicality and ease.

FIRST FLOOR LANDING The stairs from the hallway lead to the landing, which provides access to the bedrooms.

BEDROOM 1 13'9 x 12'2. which features a large window to the front and **EN-SUITE BATHROOM** fitted with a white suite comprising shaped bath, pedestal wash hand basin and low level w.c. Window to the rear.

BEDROOM 2 12'5 x 8'10. has a window overlooking the rear garden. Built in wardrobe / storage cupboard.

BEDROOM 3 16'9 x 8'. accessed from the half landing. This is a double aspect room with window to the side and front.

BATHROOM fitted with a modern white suite panelled bath, wash hand basin and low level w.c. Built in cupboard. Window to the rear.

OUTSIDE There is an area of lawned garden to the front with a drive providing parking and leading to the **GARAGE** 15'7 x 8'10 (approximate dimensions) which also has an internal door. Gated access to the side leads to the side and rear landscaped garden which has been the subject of particular care and attention, mainly lawned with an array of colourful plants, shrubs and flower beds and borders. There are two terrace areas providing ideal places to sit and enjoy the surroundings, as well as alfresco dining and entertaining in the summer months. To the side of the property is a useful **GREENHOUSE / POTTING ROOM** which is a practical space suitable for a number of uses.

SERVICES : Mains water, electricity, gas, and drainage.

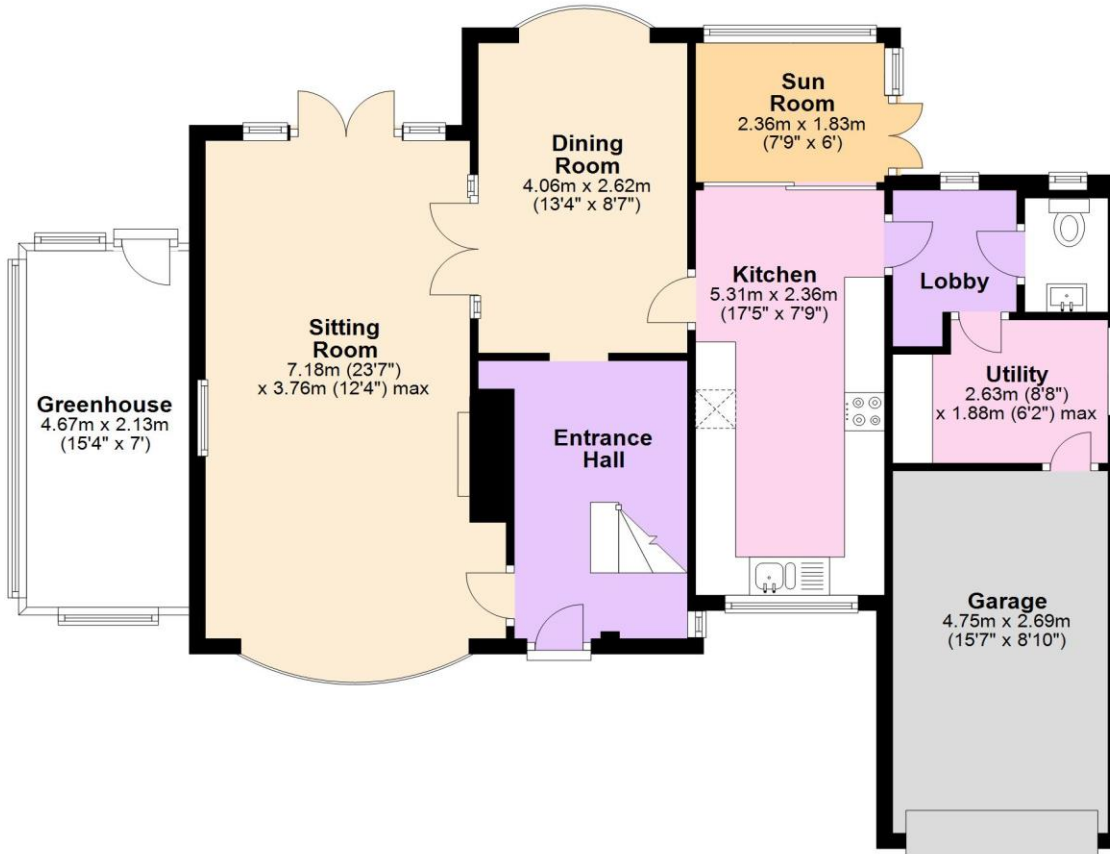
EPC Rating: tba **Local Authority :** Ashford Borough Council

DIRECTIONS From our office, cross the A28 into Oaks Road, then bear right onto East Hill. At the T-junction, turn right, then take the next right into Shrubcote. 2 Southgate Road is a short way down on the right-hand side.



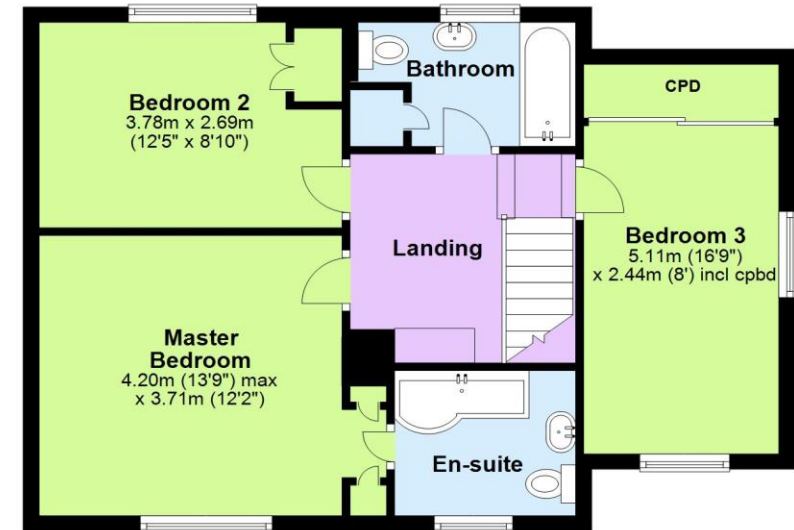
Ground Floor

Approx. 95.0 sq. metres (1022.6 sq. feet)



First Floor

Approx. 58.1 sq. metres (625.3 sq. feet)



Total area: approx. 153.1 sq. metres (1647.8 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. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. WarnerGray advises purchasers to satisfy themselves by inspection of the property. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.



