



19 Millfield, High Halden, Kent TN26 3LX

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Guide Price : £435,000 - £465,000

19 Millfield is an attractive detached chalet-style property set on a generous plot with well-stocked mature garden and en-bloc garage, in a sought-after cul-de-sac, just a short walk from the centre of High Halden with local day to day facilities and is also within easy reach of the nearby town of Tenterden.

The property offers spacious three-bedroom accommodation, featuring well-proportioned reception rooms and bedrooms with large windows providing an abundance of natural light to come flooding in. The layout also offers a good degree of flexibility and would now benefit from updating and modernisation, this presents an ideal opportunity for a new owner to tailor the property to their own taste and design.

Inside there is a welcoming entrance hall, study, large triple aspect sitting / dining room, kitchen and a useful rear porch. On the first floor, the principal bedroom overlooks the garden with eaves storage and there are two further bedrooms and a bathroom. There are good size front and rear gardens mainly lawned with a variety of well-established flowering plants and shrubs with fruit trees. En-bloc garage nearby.

- Detached 3 bedroom property in a popular cul-de-sac location
- Conveniently set within walking distance of amenities in the village
- Spacious accommodation in need of improvement / modernisation
- En bloc garage. Attractive, well stocked mature garden
- On a bus route to the nearby towns of Tenterden and Ashford
- Mainline stations at Headcorn and Ashford international
- Miles of rural walks to be found in the surrounding countryside – No onward chain

Situation Millfield enjoys a very convenient location just a short walk from the centre of the village of High Halden, which offers a range of day to day facilities including an extensive general store, well regarded primary school and popular Gastro pub / restaurant. Tenterden, with its comprehensive range of shopping facilities and amenities is just a short drive away. A variety of educational opportunities exist in the area, including the Ashford Grammar Schools, for which this house is within the catchment and on the bus route. There is a bus service to the surrounding towns and villages and Ashford (9 miles) offers the high-speed service to London St Pancras, a journey time of about 37 minutes.

Directions : From our office in Tenterden, proceed in an easterly direction along the A28 through St Michaels and continue into the village where Millfield will be found on the right hand side.

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The accommodation comprises the following with approximate dimensions: **ENTRANCE HALL** Front door opens into the entrance hall with stairs to first floor with understairs storage cupboard. Door to:

CLOAKROOM with low level w.c. and wash hand basin. Window to the front.

SITTING ROOM / DINING ROOM 21'5 x 18'1 maximum. Spacious triple aspect room with double glazed French doors to the rear terrace and garden.

STUDY 11'3 x 8'5. Double glazed window to front and window to side.

KITCHEN 12'4 x 6'. Double glazed window overlooking the rear garden. Fitted with a range of worktops. Electric cooker oven with extractor over. Fridge and separate freezer. Range of wall and base units. Sink unit. Cupboard housing boiler. Door to useful rear porch.

FIRST FLOOR

LANDING Loft hatch. Cupboard housing hot water cylinder. Door to ;

BEDROOM 1 15'7 x 11'3 maximum. Double glazed window to rear overlooking garden with views of countryside. Access to eaves storage.

BEDROOM 2 12'11 x 10'8 including wardrobe. Double glazed window to front overlooking garden and pond beyond.

BEDROOM 3 10'1 x 8'4. Double glazed window to rear overlooking garden.

BATHROOM Suite comprising low level w.c Wash hand basin. Panelled bath with mixer tap and shower attachment. Heated towel rail. Obscure window to rear.

OUTSIDE

There is a good size lawned garden with mature plants and bushes and pathway to the front garden. The property also boasts a spacious, well-established garden featuring a large lawn and a variety of flowers, fruit trees and bushes. It's perfect for avid gardeners looking to nurture and enjoy the space, while also offering a peaceful spot for relaxation. There is a paved terrace for ideal for entertaining or al fresco dining during the summer months. Oil tank. Access either side to the front.

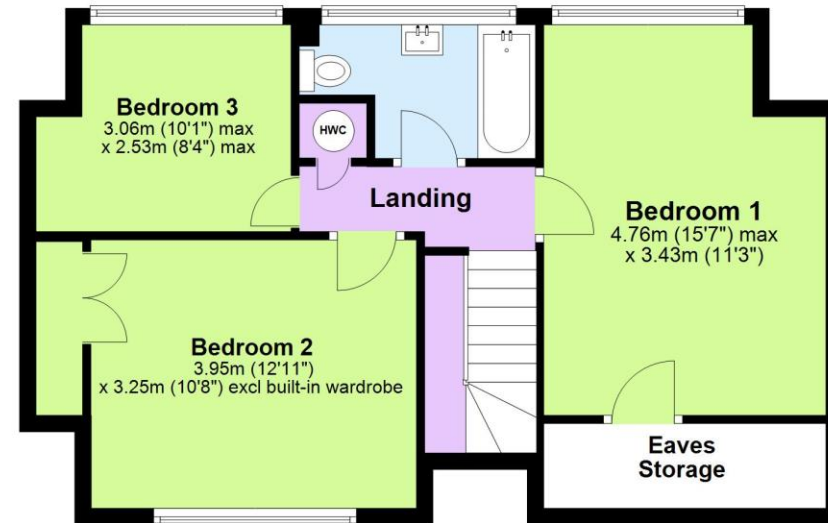
SERVICES Mains water, electricity and drainage. Oil central heating. EPC tba. Local Authority : Ashford Borough Council

VIEWING by appointment through WarnerGray 01580 766044



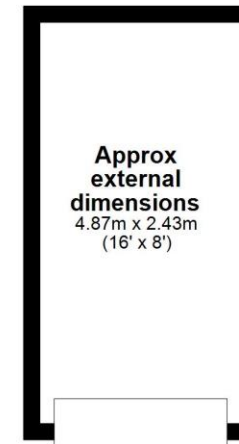
First Floor

Approx. 55.3 sq. metres (594.8 sq. feet)



Garage

Approx. 11.8 sq. metres (127.4 sq. feet)



Ground Floor

Approx. 61.8 sq. metres (665.4 sq. feet)



Total area: approx. 128.9 sq. metres (1387.6 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.



