



16 Heather Drive, St Michaels,
Tenterden, Kent TN30 6PL

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Guide Price £425,000 - £450,000

Set within a sought-after location in the centre of St Michaels is this spacious semi-detached three-bedroom family home having a drive providing off road parking and large garden. Ideally situated within a short walk of all the local shops and schools in the area.

The property features a light and airy feeling thanks to its large open plan ground floor layout ideal for everyday living and entertaining and provides scope for some updating to make your own. A further highlight is the expansive rear garden, complete with a very useful timber store, this outdoor space is ideal for alfresco dining, a play area for children, gardening enthusiasts, or simply relaxing.

Perfectly suited for buyers seeking a comfortable and convenient house in this thriving community in St Michaels also being within easy reach of the picturesque and historic town of Tenterden.

- Three-bedroom semi-detached property with large garden
- Spacious open plan ground floor layout with further potential
- 23' sitting room / dining room, 20' kitchen plus utility / cloakroom
- Popular residential area walking distance of shops & schools
- Driveway to the side providing off road parking
- Large mature garden and store / summerhouse
- Just over a mile from the historic town of Tenterden
- Many rural walks to be found in the surrounding countryside
- Mainline stations at nearby Headcorn and Ashford international

SITUATION This property enjoys a convenient and popular setting in Heather Drive close to the centre of the thriving community of St Michaels, with its range of local amenities including local convenience stores, hardware shop, garage, hairdressers, post office, ancient Church, and well regarded primary and secondary schools. There are also many rural walks to be found in the surrounding countryside and woodland. St Michaels is served by several bus routes to the surrounding towns and villages. Tenterden High Street is only a short distance away and offers a more comprehensive range of shopping, leisure and health facilities. Headcorn Station offers trains to London taking about an hour and Ashford International has the high-speed service to St Pancras (about 37 minutes).

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Warner Gray



The accommodation comprises the following with approximate dimensions : **GROUND FLOOR** Front door with courtesy lighting opens to the :

ENTRANCE HALL Stairs leading to first floor with storage cupboard below. Window to the side. Doors to:

SITTING ROOM / DINING ROOM 23'8 x 13'10 A spacious room with window overlooking the front garden, a fire-place with flame-effect fire provides an ideal focal point especially for cosy winter evenings in. There is ample space for dining table and chairs and a versatile area to the end is a perfect **STUDY / SNUG** 10'2 7'4 with sliding glazed doors to the rear garden.

KITCHEN 20'7 x 8'2 A well fitted kitchen featuring an extensive range of worksurfaces with tiled splashbacks with drawers and cupboards under and matching range of wall mounted units. Single bowl stainless steel sink unit with drainer and mixer tap. Built in hob and oven with extractor above and ample space for further appliances. Window overlooking the rear garden. Door to:

UTILITY ROOM Conveniently placed adjacent the kitchen, this utility room offers space for washing machine. Wall mounted cupboard. Door to the outside and door to

CLOAKROOM comprising low level w.c. and wash hand basin. Window to the side.

FIRST FLOOR LANDING Window to the side. Airing cupboard housing the central heating boiler. Hatch to roof space. Doors to :

BEDROOM 1 13' x 10' A light double bedroom with window overlooking the rear garden. Built in cupboard and drawers with recess shelving either side.

BEDROOM 2 11'11 x 10'9 A further bright double bedroom with window to the front. Recessed display shelving.

BEDROOM 3 9'4 x 7'2 Window to the front.

BATHROOM White suite comprising panelled bath with shower, was hand basin with cupboard under and low level w.c. Two windows to the rear garden.

OUTSIDE The front garden is mainly lawned with various flowering plants and shrubs and a driveway to the side provides off road parking for two / three cars with a gate leading to the garden.

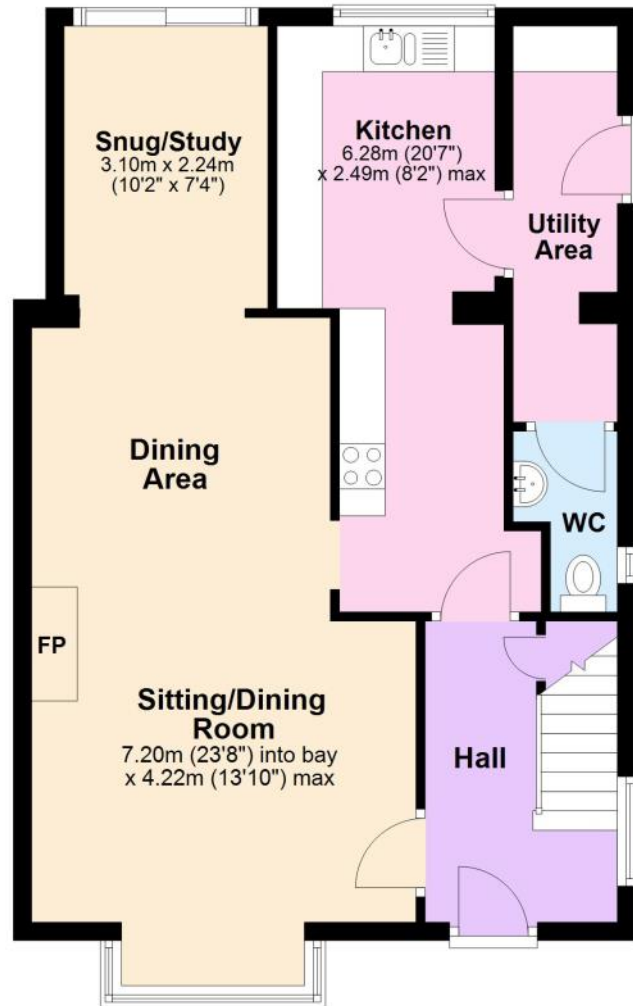
Immediately to the rear of the property is a small terrace area with steps down to the generous, well stocked garden which is a real highlight mainly lawned with established plants and greenery. There are two separate terrace areas which provide spots for alfresco dining and relaxation. There is a feature 'lamppost' with lighting illuminating garden in the evenings and the timber large **STORE** 13'8 x 7'10 adds scope for various uses. The garden is ideal for those who enjoy outdoor living and garden enthusiasts will also find ample opportunity to personalise and enhance the space to their own design.

SERVICES Mains water, electricity, gas and drainage. **LOCAL AUTHORITY** Ashford Borough Council. **EPC:** D **LOCATIONFINDER** what3words ///dignitary.cutlets.dated



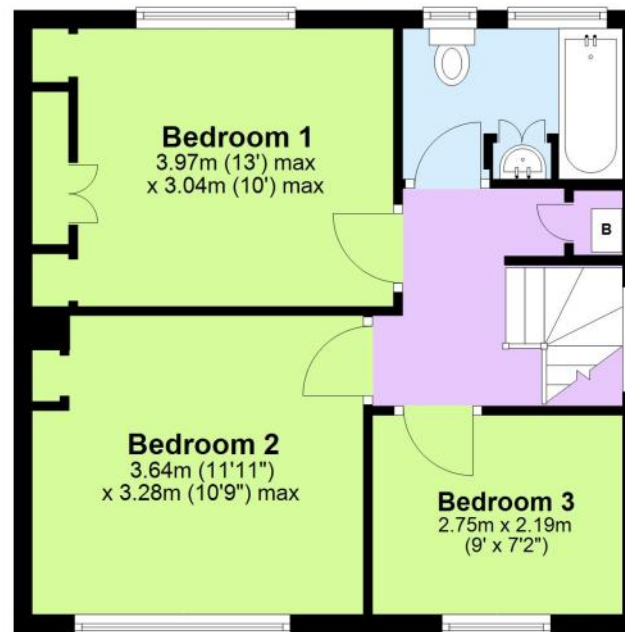
Ground Floor

Approx. 62.7 sq. metres (675.0 sq. feet)



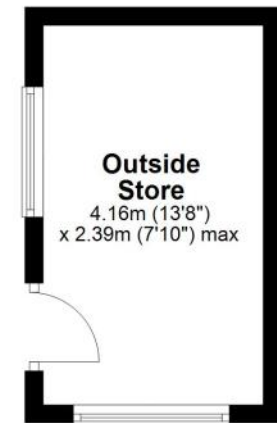
First Floor

Approx. 41.6 sq. metres (447.7 sq. feet)



Timber Store

Approx. 9.9 sq. metres (106.9 sq. feet)



Total area: approx. 114.2 sq. metres (1229.7 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.

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