

Warner *Gray*



28 Springfield Avenue, St Michaels, Tenterden, Kent TN30 6NL

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Guide Price £350,000

A 2 bedroom detached bungalow with good size garden and link-attached garage situated in a popular location close to the centres of both St Michael's and Tenterden and all the many amenities on offer.

Situated in a sought-after cul-de-sac location, this single level property, now in need of TLC, could suit any number of different buyers. Having been unoccupied for some time, it is currently in a poor condition, however, when modernised, it would make a lovely home again. The accommodation consists of a useful entrance porch, hallway, spacious sitting / dining room, kitchen, two good size bedrooms, and a wet room style shower room.

Outside, there is a garden to the front and rear, and a shared driveway that leads to a link-attached garage. The centre of St Michael's and Tenterden are 0.5 miles and 1 miles distant, which is what makes this location so popular.

NO ONWARD CHAIN.

- 2 Bedroom detached bungalow
- In need of modernisation
- Good size garden to rear
- Link-attached garage
- Shared Driveway
- Popular cul-de-sac location
- Walking distance of local amenities
- Tenterden High Street 1 mile
- Good bus routes close by. No onward chain

SITUATION: This property enjoys a convenient and popular setting close to the centre of the thriving community of St Michael's, 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. St Michael's 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).

13 East Cross, Tenterden, Kent TN30 6AD

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The accommodation comprises following with approximate dimensions : The front door opens into a useful **PORCH** area. An internal door then opens into a **HALLWAY** which forms the centre of the bungalow and gives access to all the rooms. Hatch to roof space.

SITTING / DINING ROOM 15'6 x 11'10. A generous room with space for sitting and dining areas. Ornamental fireplace. Sliding patio doors lead to the garden at the back of the bungalow.

KITCHEN 11'9 x 8'4. There are a range of units, both base and wall, with worktops and sink unit. Space for cooker, washing machine and free standing fridge/freezer. Built-in cupboards housing hot water cylinder. Boiler. Window overlooking garden. Door to outside.

BEDROOM 1 12'7 x 11'0. Double bedroom with front window.

BEDROOM 2 12'10 x 8'1. A good size second bedroom with window to the front.

WET ROOM with shower, WC and wash basin. Window to side.

OUTSIDE : The property is approached over a shared driveway, at the end of which is a link-attached garage. There is a garden area to the front of the bungalow and a good size garden to the rear.

SERVICES: Mains: water, electricity, gas and drainage. EPC Rating: tba. Local Authority: Ashford Borough Council. Council Tax Band: D.



Floor Plan

Approx. 58.8 sq. metres (632.8 sq. feet)



Total area: approx. 58.8 sq. metres (632.8 sq. feet)



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