

Warner Gray



**18 Leslie Crescent,
St Michaels, Tenterden, Kent TN30 6BX**

18 Leslie Crescent, St Michaels, Tenterden, Kent TN30 6BX

Price Guide : £375,000

An attractive semi-detached property offering well-presented three bedroom accommodation with a mature garden, parking and garage, all in a sought-after residential location ideal for families seeking a comfortable home within easy reach of the local shopping facilities and schools in both St Michaels and Tenterden.

- Well-presented semi-detached 3 bedroom property
- Large, light and bright sitting room
- Spacious well-appointed 19' kitchen / dining room
- Good size garden with terrace
- Off-street parking and garage
- Popular residential location
- Local shops and schools nearby
- Mainline stations to London at Headcorn & Ashford
- Many rural walks to be found in the countryside

SITUATION: This property enjoys a convenient setting in St Michael's, with its range of amenities including local convenience store, hardware shop, garage, hairdressers, post office, take-aways, pub, farm shop, ancient Church, and well regarded primary and secondary schools. There are also rural walks to be found in the nearby countryside and woodland. St Michael's is served by bus routes to the surrounding towns and villages. Tenterden 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

WarnerGray, 13 East Cross, Tenterden, Kent TN30 6AD

Email: info@warnergray.co.uk

www.warnergray.co.uk

WarnerGray



The accommodation comprises the following with approximate dimensions ; :
Upon entering, you are welcomed by an inviting **Hallway** with stairs to the first floor and window to the side.

A door then leads you into the spacious **Sitting Room** 13'10 x 11'3 enhanced by a large front window that floods the room with natural light, creating a bright and airy atmosphere. A feature fireplace provides an ideal focal point for the room.

The **Kitchen / Dining Room** 19'11 x 11'10 is a light, well designed room having a range of fitted wall and base units and drawers with worksurfaces and integrated sink and drainer. There is a gas hob with extractor hood above, built in double oven and fridge freezer and space for further appliances. The kitchen is open through the good size dining area which provides ample room for a table and chairs. Windows and part glazed door open out onto the terrace and garden.

On the **First Floor Landing** there is a window to the side and cupboard housing the hot water cylinder. Door to :

Bedroom 1 11'9 x 11'5 being a double bedroom with window to the front and range of fitted wardrobe cupboards to one wall.

Bedroom 2 11'4 x 11'1 is a further double with window overlooking the rear garden.

Bedroom 3 8'11 x 7'11 has a window to the front.

Bathroom White suite comprising a bath with mixer tap and hand-held shower attachment. Shower cubicle. Pedestal wash hand basin. Low level w.c. Towel rail. Two windows to the rear.

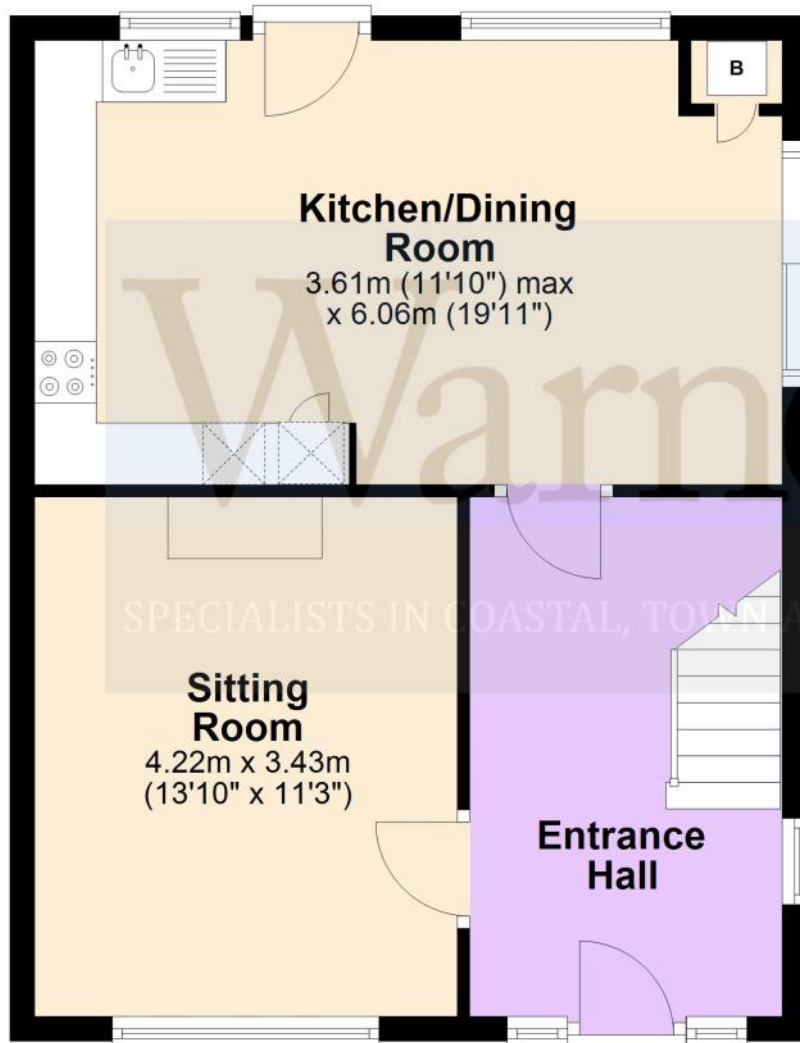
Outside : To the front is a mature garden stocked with a variety of flowering plants and shrubs with a pathway leading to the front door and gated side access. To the rear is a paved terrace ideal for a table and seating to enjoy entertaining and alfresco dining in the warmer months. To the rear of the garden is access to the driveway and garage.

Services : Mains water, electricity, gas and drainage. EPC : C Local Authority : Ashford Borough Council



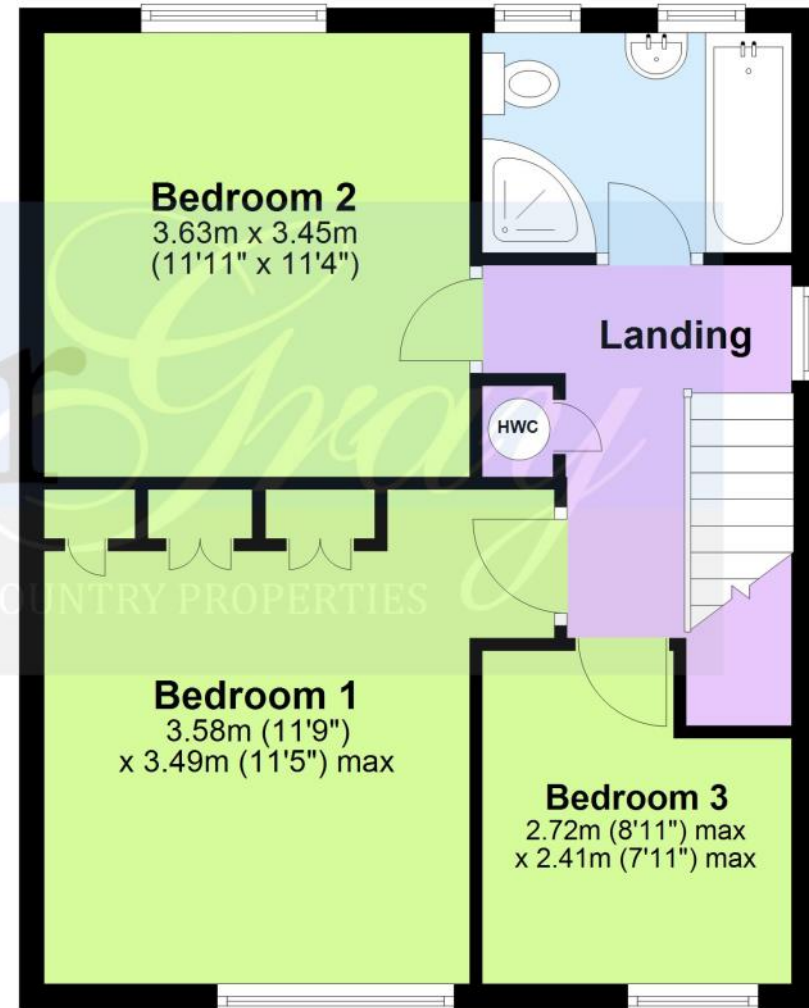
Ground Floor

Approx. 48.0 sq. metres (517.1 sq. feet)



First Floor

Approx. 47.9 sq. metres (515.7 sq. feet)



Total area: approx. 95.9 sq. metres (1032.8 sq. feet)

The floorplan is not drawn to scale and any doors, windows and other internal features are merely intended as a guide. 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 this property. Photographs are reproduced for general information purposes only and do not imply that any item is included in the sale with the property, it should be noted that we have not tested the services, appliances, fixtures or fittings which may be referred to, all prospective buyers are advised to satisfy themselves that such are in working order. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.

