



20 The Lindens,
Tenterden, Kent TN30 6QT

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Guide Price : £335,000

This attractive three bedroom mid-terraced property enjoys a popular cul-de-sac location within walking distance of the centre of Tenterden, with all its many facilities.

The Lindens is a select residential development conveniently set close to town and would suit any number of different purchasers, including those looking for a comfortable family home as well as a possible investment / rental opportunity. The spacious accommodation consists of an entrance hall, good size sitting room, kitchen / dining room, downstairs cloakroom, three bedrooms, one of which has the benefit of an en-suite, and a main bathroom.

Outside, there is an enclosed garden to the rear with a useful summerhouse, and allocated parking nearby for one car.

The property also has the advantage of no onward chain.

- ◆ Attractive mid-terraced 3 bedroom property
- ◆ Select development within walking distance of town
- ◆ Excellent local shopping facilities and schools
- ◆ Good size sitting room and kitchen / diner
- ◆ Private enclosed garden & summerhouse
- ◆ Allocated parking for one car
- ◆ Tucked away cul-de-sac location
- ◆ Mainline stations at Ashford and Headcorn

SITUATION : The Lindens is a popular and convenient setting within easy reach of the historic High Street of Tenterden, renowned for its charming, boutique atmosphere. The town boasts a distinctive collection of independent shops, artisan cafés, and unique eateries, creating a vibrant and welcoming community. The Kent and East Sussex steam railway and Chapel Down Vineyard are also just a short distance away. Tenterden provides an excellent range of educational facilities, all within walking distance, and the property falls within the catchment area for Ashford Grammar Schools.

Transport connections are good, with Headcorn Station (about 9 miles) offering services to London in around one hour and Ashford International (about 13 miles) delivering high speed rail services to London St Pancras in about 37 minutes. The town is also served by bus routes to nearby towns and villages.

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WarnerGray



Viewing by appointment through WarnerGray 01580 766044

The accommodation comprises the following with approximate dimensions :

GROUND FLOOR ENTRANCE HALL The front door leads into a welcoming hallway with stairs to the first floor and storage cupboard under. Doors from the hall lead to the sitting room, kitchen / dining room and cloakroom.

SITTING ROOM 15' 8" x 12'. A good-sized room that could serve as a sitting / dining room or sitting room / study if required. Positioned at the back of the house, this room has a window and french doors that look over and give access to the garden beyond.

KITCHEN / DINING ROOM 15' 4" x 8' 3" This deceptively spacious room is a lovely space in which to cook, eat or simply sit and relax. There are a range of worktops with base cupboards and drawers and matching wall mounted units with tiled splashbacks. Four ring gas hob with extractor above and electric oven below. Integrated larder fridge / freezer and dishwasher. Space for a washing machine. One and a half bowl stainless steel sink with drainer. Space for table and chairs. Window to front.

CLOAKROOM Accessed from the hall, the cloakroom with a white suite comprising low level w.c and wash hand basin. Window to the front.

FIRST FLOOR LANDING This generous landing has two useful storage cupboards, one housing the boiler and the other housing the hot water cylinder. The loft is accessed from this area.

BEDROOM 1 12' 6" x 8' 7" This double bedroom has two built-in wardrobes, a window to the rear overlooking the garden. **EN-SUITE SHOWER ROOM** This en-suite comprises a white suite low-level w.c, wash hand basin, walk-in shower with sliding glass door and heated towel rail.

BEDROOM 2 9'1 x 8'6.. Window to the front.

BEDROOM 3 9" x 6'7". This is a single bedroom with window to rear, it also offers versatility as a study.

BATHROOM White suite comprising low level w.c. and wash hand basin, both set into a unit with storage below, and a panelled bath. Obscured glass window to front.

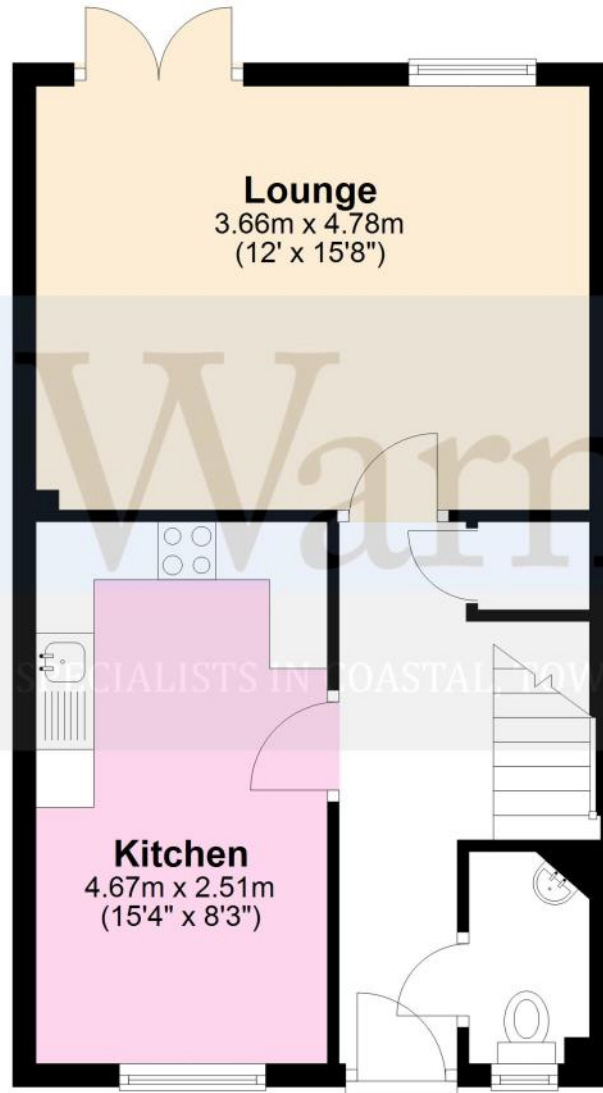
OUTSIDE The garden to the rear has a paved terrace area with a paved path leading to a useful summerhouse with areas of lawn either side. Allocated parking space nearby

SERVICES Mains water, gas, electricity and drainage. EPC: B
Maintenance / Service charge: £683.63 p.a. plus a peppercorn rent



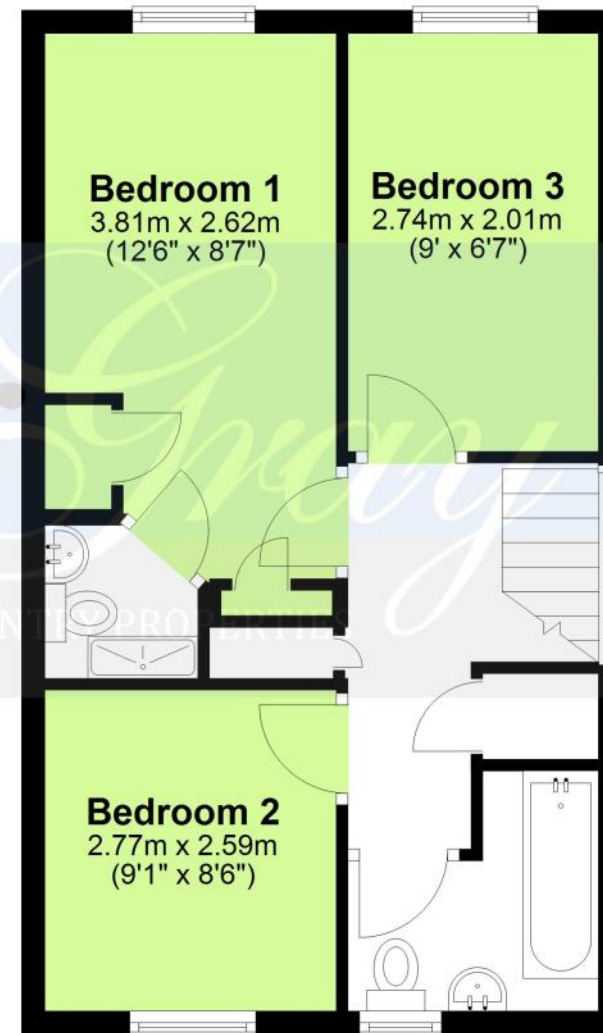
Ground Floor

Approx. 40.3 sq. metres (433.3 sq. feet)



First Floor

Approx. 38.2 sq. metres (410.9 sq. feet)



Total area: approx. 78.4 sq. metres (844.2 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.

