



# Modern detached five bedroom family home

**Henley Meadows, Tenterden, Kent, TN30 6EN**

Offers In Excess Of £500,000 Freehold





Modern five bedroom family home • Very good sized sitting room • Main bedroom with en suite bathroom • In a tucked away position • Garaging and off road parking • About 1.2 miles from the centre of sought-after Tenterden • Ashford International 12 miles with trains to London in about 37 minutes

#### Local Information

Tenterden has an excellent range of shopping and leisure facilities, whilst more extensive shopping and leisure facilities can be found in Ashford and Tunbridge Wells.

A high speed train service runs between Ashford and London St Pancras in about 37 minutes. Eurostar trains are available from Ashford International.

There is an excellent selection of schools in the area in both the state and private sectors at primary and secondary levels.

The M25 can be accessed via the M20 at junction 10 providing links to Gatwick and Heathrow airport and other motorway networks.

#### About this property

58 Henley Meadows is a detached modern five bedroom family home, situated in a residential cul de sac of similar style properties and enjoying a west facing garden, off road parking for two cars and a single garage.

Offering the opportunity for some updating, the ground floor accommodation comprises an L shaped sitting /dining room with a gas coal effect fire and doors to a terrace, a study with outlook to the front, a WC and entrance hall with stairs to the first floor.

The kitchen/breakfast room is fitted with a range modern units. Appliances include an integral

four ring electric hob and oven with space for a dishwasher and fridge/freezer.

On the first floor the main bedroom features fitted bedroom furniture and an en suite bathroom. There are four further bedrooms served by family bathroom.

A driveway to the front of the property provides off road parking for two cars and access via an up and over door to a single garage.

A side gate leads via a covered walkway to the paved terrace to the rear with steps up to a lawned area, edged with planted borders and shrubs.

#### Tenure

Freehold

#### Local Authority

Ashford Borough Council

#### Council Tax

Band = F

#### Services

All mains services.

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Cranbrook & East Kent Office. Telephone: +44 (0) 1580 720 161.







Henley Meadows, Tenterden, Kent, TN30  
Gross Internal Area 1443 sq ft, 134.1 m²

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58 Henley Meadows, Tenterden  
Gross internal area (approx) 134.1 sq m/ 1,443 sq ft  
Garage 13.1 sq m/ 141 sq ft  
Total 147.2 sq m/ 1,584 sq ft



For identification only - No. 10 scale  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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