



15 Lenham Road, Ashford, TN27 9TU Offers in excess of £425,000

Goodmove present this spacious and versatile six-bedroom detached family home, ideally situated within easy reach of the centre of the sought-after village of Headcorn.

Arranged over three floors, the property offers well-proportioned accommodation. The ground floor comprises a welcoming entrance hall, generous living room with French doors opening onto the rear garden, separate dining room, fitted kitchen and cloakroom/WC.

The first floor features four bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom. Two further double bedrooms occupy the second floor, providing ideal guest accommodation, home office space or additional family bedrooms.

Outside, the property benefits from an enclosed rear garden, detached garage and parking for a car in front.

Headcorn is a popular Kent village offering a range of shops, cafés, pubs, schools and everyday amenities, together with a mainline railway station providing regular services to London. The surrounding countryside and excellent transport links make this an ideal location for families and commuters alike.

The property has been attractively priced to promote a quick sale and would invite all buyers in a position to proceed to view. Please call for more information.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Please note that we have not had sight of the building regulations for bedrooms 5 & 6. The property was purchased in 2009, and the conversion had already taken place.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC		



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