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Tenterden Homes



44 Beacon Oak Road Tenterden

DISTINCTIVE LOCAL PROPERTY

44 Beacon Oak Road Tenterden, Kent TN30 6RY

A very well presented Victorian terraced house with accommodation set over three floors and within easy walking distance of the town centre and so perfectly located to enjoy the towns' many amenities. Private parking space and garden.

Guide Price £325,000



Accommodation

- Sitting / dining room
- Kitchen
- Two double bedrooms
- Family bathroom
- Double glazing
- Gas central heating

Outside

- Brick built out house/ utility room
- Garden
- Private parking space

Communications

- Rye 11 miles
- Ashford 11 miles
- Headcorn 9 miles





Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

Situation

No. 44 Beacon Oak Road is in an elevated position in this popular residential area of the town and is a short walk away from the high street.

Tenterden has an excellent range of shops, including a Waitrose supermarket and there are many restaurants and public houses.

Train services to London can be accessed from Headcorn to the north of the town, or Ashford to the east, where the high speed service runs trains to St Pancras International in 37 minutes. The M20 can be accessed at either Leeds Castle or Ashford.

No. 44 Beacon Oak Road

No. 44 Beacon Oak Road is an attractive Victorian mid terrace house with high ceilings and well proportioned rooms and is presented in very good condition. The current owners have undertaken a comprehensive programme of improvement and the result is very successful.

The main reception room has attractive oak floors and an oak mantle with wood burning stove. The kitchen has been fitted with a range of grey units under a wooden work surface and there is stylish glass splashback.

On the first floor there is a double bedroom with fitted wardrobes either side of the Victorian fireplace. The family bathroom is super smart, with contemporary sanitary ware including both a bath and separate shower, with an oak floor.

Up a further flight of stairs is the second double bedroom with views to the rear across to St Mildreds.

Outside

To the front of the house, steps lead up to the front door and there is neat box hedging and a small area of garden.

To the immediate rear of the house is a pretty courtyard and opposite is the brick

built outhouse that is plumbed for a washing machine and has a useful work surface and space for an additional fridge.

The west facing garden is accessed via a gate through the neighbouring property and is fenced with a small terrace for outdoor dining and an area of lawn and mature shrubs. A gate leads to the private parking space.

Services

Gas heating, mains drainage, mains electricity.

Agents Note

As is common with terraced properties of this age, be aware of the rights of way. No. 46 has right of way over Nos. 44 & 42, and No.44 has a right of way over No.42.

Directions

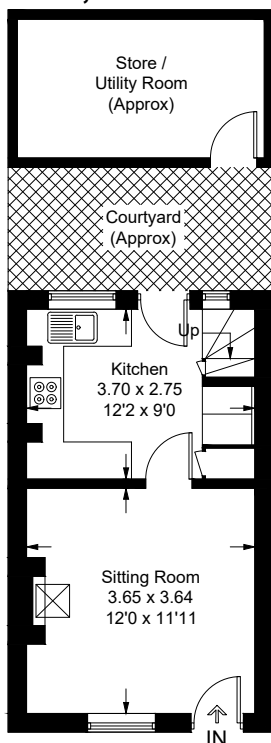
From our offices in Oaks Road, follow the road away from town. Bear left onto Golden Square and at the next junction turn left onto Beacon Oak Road where the house will be found on your left.

Viewing

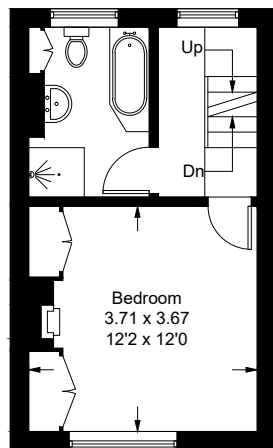
Strictly by appointment only. If you would like to view 44 Beacon Oak Road, please telephone our offices.



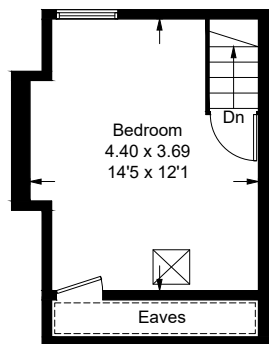
44 Beacon Oak Road, Tenterden



Ground Floor
24.5 sq m / 264 sq ft



First Floor
24.2 sq m / 260 sq ft



Second Floor
15.4 sq m / 166 sq ft
(Excluding Eaves)

Approximate Gross Internal Area = 64.1 sq m / 690 sq ft
Store / Utility Room = 9.0 sq m / 97 sq ft
Total = 73.1 sq m / 787 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID640238)



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Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.

Tenterden Homes

DISTINCTIVE LOCAL PROPERTY

Tenterden

Tenterden offers a wide choice of facilities including schools, doctors surgery, leisure centre, Tesco and Waitrose supermarkets and a thriving High Street of shops, restaurants and pubs. Train services to London can be accessed from Headcorn to the north of the town, or Ashford to the east.

The high speed link to London from Ashford takes only 37 minutes.

The international station in Ashford also provides access to trains to the Continent.

The M20 can be accessed at either Leeds Castle or Ashford.



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Romney House
Orbital Park
Ashford, Kent TN24 0HB
01233 506260

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9 The Fairings
Oaks Road
Tenterden, Kent TN30 6QX
01580 766766

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Tenterden Homes



Are you planning to sell your house?

Not everyone needs to sell their house in order to buy, but the reality is that the majority of us do!

Maybe you are in the early stages of looking for suitable properties, and need an accurate valuation of your home, and maybe some advice to help you with your plans – I would be pleased to help. Perhaps your house is already on the market, and you'd like a second opinion, I can help with that too.

To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. Valuing and selling houses in and around the Tenterden area every single day, makes me the best man for the job.

The first few weeks of marketing your house are vitally important. Having an Agent that can put your house in front of the right buyers from the outset makes all the difference.

At Hobbs Parker, we have specialist agents within Tenterden Homes, The Villages, Country Houses and Equestrian Properties with dedicated valuers specialising in these properties.

With over 160 years of experience in Tenterden and its surrounding villages, Hobbs Parker offers you all of this expertise and experience under one roof.

Whatever stage you are at, feel free to give me a call. I would be happy to help.



Simon Godfrey
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Tenterden Homes

Tenterden

01580 766766

Ashford

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