



Birchwood House

4

philip INDEPENDENT ESTATE AGENT jarvis



## 4 Mill Bank, Headcorn, Ashford, Kent. TN27 9RD.

£600,000 Freehold

### Property Summary

"What I really like about this house is the light and airy feel of each of the rooms and how closely positioned it is for the centre of Headcorn". - Philip Jarvis, Director.

A modern four bedroom detached house set back from the road in Headcorn. This house is being sold with no onward chain.

The accommodation is arranged with a dual aspect 26ft sitting room with double glazed doors looking out over the garden, There is a kitchen/dining room and a cloakroom downstairs.

Upstairs the master bedroom has an ensuite shower room and there are three further double bedroom and a family bathroom.

There is a driveway to the side of the house leading to a larger than normal garage and an enclosed rear garden.

Well positioned, the village centre is only a short walk away. Headcorn is a popular village and has an excellent range of shops and amenities. There is a popular primary school and railway station with access to four London stations with London Bridge only being 55 minutes away. Both the school and station are less than a 10 minute walk. Sutton Valence Preparatory School is only a short drive away.

### Features

- Four Bedroom Detached House
- Kitchen/Diner
- Master Bedroom With Ensuite Shower Room
- Enclosed Rear Garden
- No Onward Chain
- Council Tax Band F
- 26ft Sitting Room
- Downstairs Cloakroom
- Large Garage & Driveway
- Walking Distance To Centre of Village
- EPC Rating: D

## Ground Floor

### Entrance Door To

### Porch

Double glazed window to front. Laminate floor. Door to

### Hall

Stairs to first floor. Understairs cupboard. Storage cupboard. Radiator. Laminate floor.

### Cloakroom

White low level WC. Hand basin. Local tiling.

### Sitting Room

26' 8" x 12' 8" (8.13m x 3.86m) Double glazed window to front. Double glazed patio doors to rear. Two radiators. Laminate floor. Fireplace. To one end of the sitting room would make an ideal study area.

### Kitchen/Diner

Dining area - 10' 7" x 9' 9" (3.23m x 2.97m) Kitchen area - 10' 7" x 9' 10" (3.23m x 3.00m) Double glazed window to side and front. Double glazed door and window to rear. Range of base and wall units. Stainless steel single bowl sink unit. Bosch double electric oven. Bosch stainless steel five ring gas hob with extractor hood over. Integrated dishwasher. Integrated fridge. Plumbing for washing machine. Part tiled. Part laminate floor. Radiator.

### Landing

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Double glazed window to rear. Access to loft.

### Bedroom One

11' 0" x 10' 2" plus doorwell (3.35m x 3.10m) Double glazed window to front. Radiator. Door to

### Ensuite Shower Room

White suite of low level WC and hand basin. Fully tiled shower cubicle. Part tiled walls. Laminate floor. Extractor.

### Bedroom Two

12' 10" x 8' 10" (3.91m x 2.69m) Two double glazed windows to rear. Radiator.

### Bedroom Three

10' 9" x 10' 0" (3.28m x 3.05m) Double glazed window to rear. Airing cupboard.

### Bedroom Four

9' 11" x 9' 9" plus doorwell (3.02m x 2.97m) Double glazed window to front. Radiator.

### Bathroom

Double glazed frosted window to rear. White suite of low level WC, pedestal hand basin and panelled bath with shower attachment. Part tiled walls. Laminate floor. Chrome towel rail.

### Exterior

#### Front

Laid to lawn with hedge to front boundary.

#### Rear Garden

Approximately 50ft in length. Path leading to main area of garden with access down five steps. Garden laid to lawn.

#### Parking

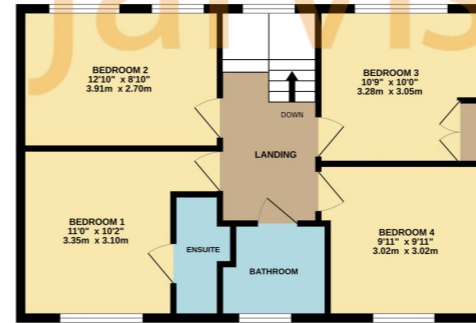
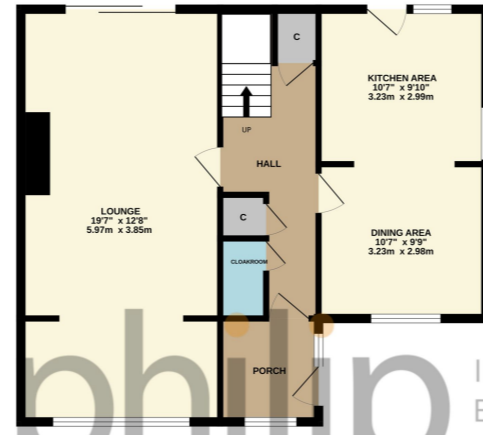
Shared entrance with 2 Mill Bank leading to a driveway and access to garage.

#### Garage

Approximately 16' x 13'. Electric up and over door. Pedestrian door to side. Power and lighting. Eaves storage.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

INDEPENDENT ESTATE AGENT

philip jarvis

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>		78
(55-68) <b>D</b>	62	
(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	

Viewing Strictly By Appointment With

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only, it is not to scale and its accuracy cannot be confirmed.

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