



Rectory Lodge Greenside, High Halden

Offers in Region of £475,000

Rectory Lodge Greenside

High Halden, Ashford

Offering village charm with modern comforts, this 4-bed detached house in High Halden comes with no chain. Spacious living areas, a modern kitchen, and attractive gardens with a detached garage make this ideal for families. Walking distance to village amenities and nearby schools. Close to Tenterden and Ashford for more conveniences.

Council Tax band: F

Tenure: Freehold

- NO ONWARD CHAIN
- Detached 4 Bedroom Family Home
- Detached Garage with driveway
- Village within walking distance
- Approx. 3 miles to Tenterden & 7.5 miles to Ashford
- Spacious Living Accommodation
- Rear & Side Gardens
- Modern Kitchen with Dining Room attached
- Conservatory
- Good choice of local Schools



Entrance Hallway

Wooden door to the front with windows either side, stairs to the first floor with under-stairs storage, radiator, laminate wood flooring. Doors to each room.

Cloakroom

Window to the front, WC, wash basin, radiator, laminate wood flooring.

Lounge

15' 5" x 20' 11" (4.71m x 6.37m)

Spacious living room with a double aspect, gas fire place, radiators, laminate wood flooring. Doors to the garden and conservatory.

Conservatory

17' 3" x 11' 5" (5.26m x 3.47m)

Triple aspect looking out across the garden with doors leading to the outside, insulated roof for year-round use, laminate wood flooring.

Kitchen

11' 8" x 11' 6" (3.55m x 3.51m)

Wall and basin units with worksurfaces over, inset sink/drain, freestanding gas cooker, space for white goods, plumbing for washing machine and dishwasher. Double aspect with windows looking out onto the garden and driveway, laminate wood flooring. Open to the Dining Room.

Dining Room

11' 0" x 9' 1" (3.35m x 2.76m)

Double aspect, radiator, laminate wood flooring. Open to the Kitchen.

First Floor Landing

Velux roof window, fitted carpet to the stairs and landing.

Bedroom 1

15' 3" x 9' 6" (4.65m x 2.89m)

Window to the rear radiator, fitted carpet.

Bedroom 2

10' 11" x 10' 11" (3.33m x 3.32m)

Window to the front. radiator. fitted carpet.



GARDEN

Fenced boundaries with gated access, decking and lawn.

COMMUNAL GARDEN

There is an expanse of land to the rear of Rectory Lodge that the owner of the property has rights of access to use according to the seller, although this has not been qualified legally.

GARAGE

Single Garage

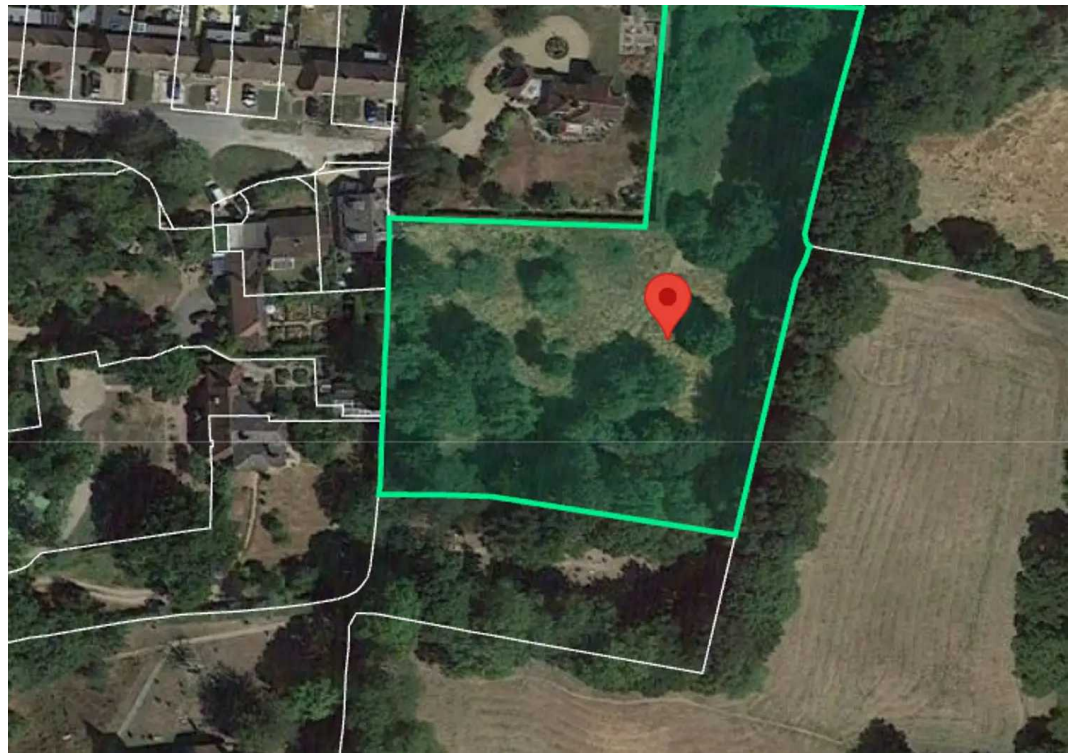
Barn doors to the front, personnel door to the garden, power and lights.

DRIVEWAY

3 Parking Spaces

Gravel driveway with space for up to 3 cars.





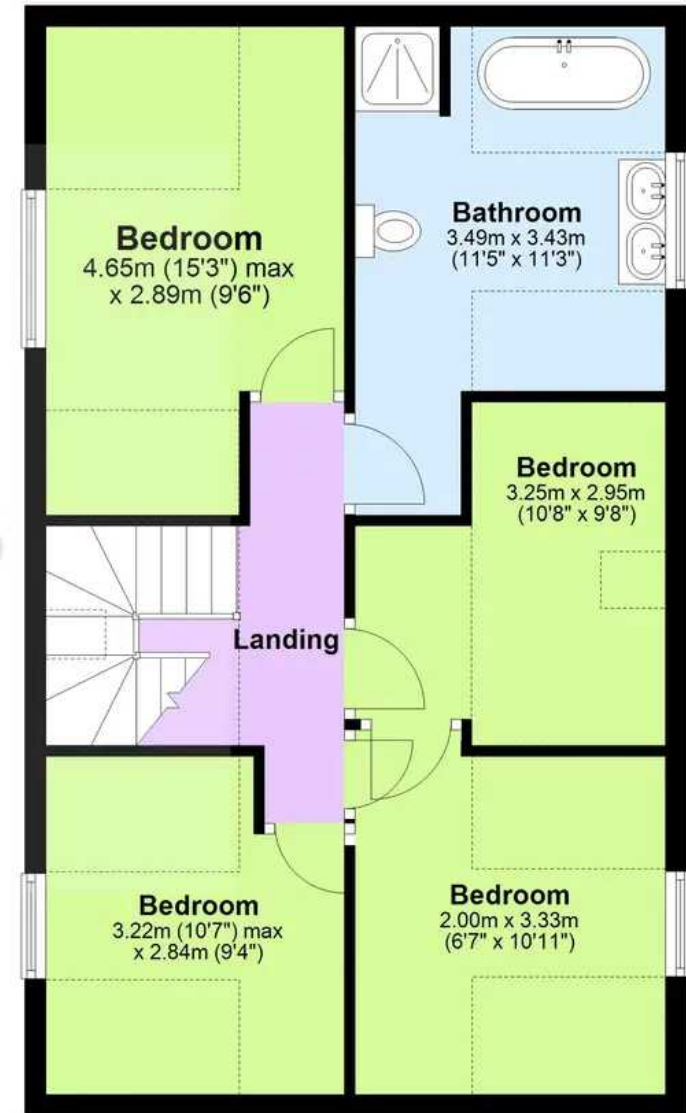
Ground Floor

Approx. 84.7 sq. metres (911.8 sq. feet)



First Floor

Approx. 63.2 sq. metres (680.2 sq. feet)



Total area: approx. 147.9 sq. metres (1592.0 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.

Plan produced using PlanUp.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and purchasers are advised to satisfy themselves as to the working order and condition, if a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

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