

hobbs parker

The Villages

9 Bankfields Headcorn

LOCAL VILLAGE PROPERTY

9 Bankfields

Headcorn
Ashford, Kent TN27 9QY

"Homes in this part of the road are often popular for the private south-facing gardens."
Greg Wood, Director

A pleasant semi-detached home offering light and airy accommodation, including a kitchen/diner overlooking the garden, two well-proportioned double bedrooms and a family bathroom.

There is also a garage to the side, offering potential for conversion (subject to the necessary consents).















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.



Conveniently positioned within walking distance of the village centre and train station.

Offered for sale with no onward chain.

Location

Situated in a residential road in this popular village, Headcorn is a civil parish located in the borough of Maidstone in Kent. Headcorn has a long history, with evidence of settlement dating back to Roman times. It was mentioned in the Domesday Book of 1086. It boasts an excellent variety of independent shops, restaurants, and pubs as well as local amenities. The village has a primary school, dentists and a main Doctors surgery as well as a pharmacy.

Headcorn also has its own railway station with regular services to the City and the West End taking about an hour. The motorway is accessed at junction 8 of the M20.

Headcorn Aerodrome is located just outside the village. It is an historic airfield and hosts various aviation-related events and activities.

There are some excellent schools in the vicinity. In the state sector there are grammar schools for boys and girls in Maidstone and Ashford, and in the private sector independent schools in Ashford, Sutton Valence, Cranbrook and Tonbridge.

Additional Information

Services

Mains drainage, water and electric.

Heating – Mains gas fired central heating.

Council Tax (existing property) – Band C

Tenure – Freehold

Flood Risk – Very Low

Broadband – Yes – Ultrafast available

Mobile Signal Coverage – Yes

Data is from 'Sprift' via On The Market.

Directions

SatNav – Postcode: TN27 9QY

Alternatively, please use the What Three Words website for pin point accuracy.

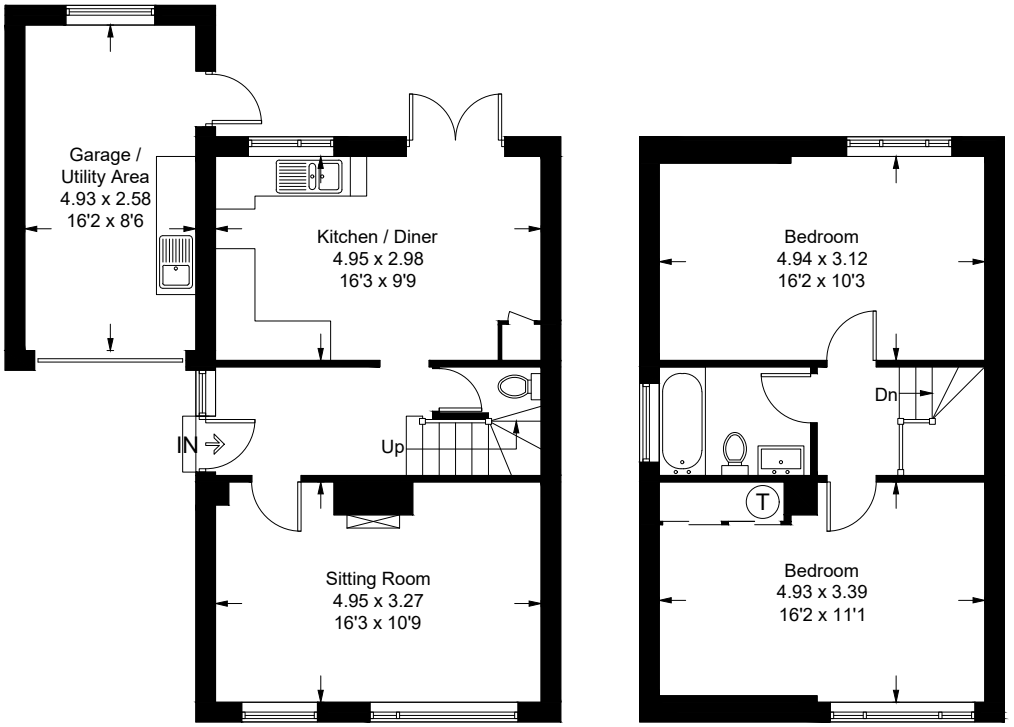
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9 Bankfield, Headcorn



Ground Floor - 41.4 sq m / 446 sq ft

First Floor - 41.1 sq m / 442 sq ft

Approximate Gross Internal Area = 82.5 sq m / 888 sq ft
Garage = 13.0 sq m / 140 sq ft
Total = 95.5 sq m / 1028 sq ft

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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. (ID1346596)
www.bardenvisuals.co.uk







OnTheMarket
Regulated by RICS
rightmove
www.hobbsparker.co.uk

Boundaries/Acreage
The plan on these sales particulars and the acreage quoted are based on Ordnance Survey mapping and are provided for identification and guidance only. Interested parties are reminded that the property is sold in accordance with the owners Land Registry Title plan/s and they must satisfy themselves as to the legal boundaries and the quantity of land being purchased.

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.

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