



**Price**  
**£475,000**

**Freehold**

4x  2x  1x 

**Downs Close, Headcorn,  
Kent, TN27**

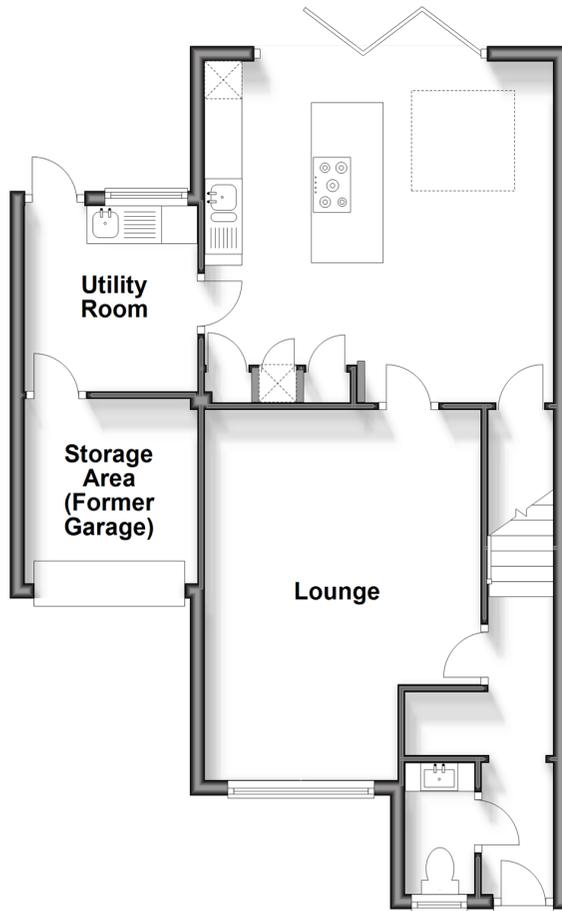
**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards

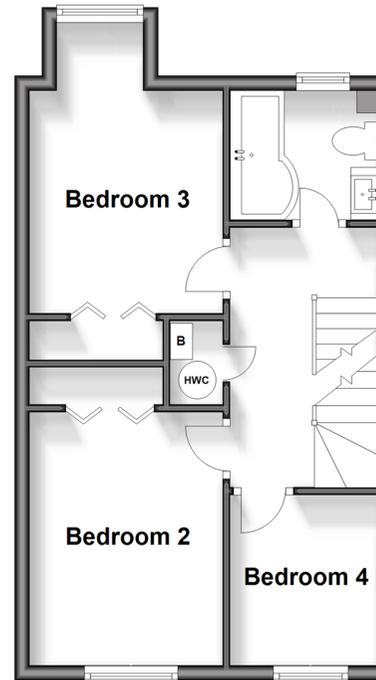
### Ground Floor

Approx. 60.0 sq. metres (645.4 sq. feet)



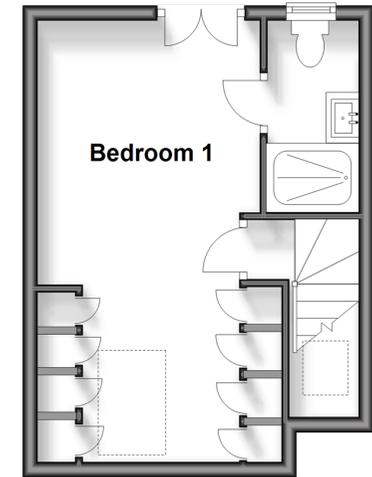
### First Floor

Approx. 36.7 sq. metres (395.4 sq. feet)



### Second Floor

Approx. 24.7 sq. metres (265.5 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 16'1 x 12'3 (4.91m x 3.74m)

Kitchen/Diner: 15'2 x 14'10 (4.63m x 4.52m)

Utility Room: 8'1 x 7'7 (2.47m x 2.31m)

### FIRST FLOOR

Landing

Bedroom 2: 12'3 x 8'6 (3.74m x 2.59m)

Bedroom 3: 11'1 x 8'8 (3.38m x 2.64m)

Bedroom 4: 7'6 x 6'6 (2.29m x 1.98m)

Bathroom

### SECOND FLOOR

Bedroom 1: 19'0 x 9'10 (5.80m x 3.00m)

En-suite Shower Room

### OUTSIDE

Storage

Off Road Parking

Front and Rear Gardens



## Main features

- Located in a quiet cul-de-sac
- Open plan kitchen/ diner with bifolds to garden
- Bright & spacious accommodation
- With a handy utility room and downstairs cloakroom
- Walking distance to high street



### Nearest Schools

Primary Schools: Headcorn Primary 0.8 miles, Smarden Primary 3.6 miles, Frittenden C of E Primary 3.7 miles

Secondary Schools: Sutton Valence School 4.3 miles, High Weald Academy 6.6 miles, Bethany School 6.8 miles



### Transport Information

Train Stations: Headcorn 0.4 miles, Staplehurst 5.1 miles, Marden 5.7 miles



### Address

Downs Close, Headcorn, Kent, TN27



### Directions

For directions to this property please contact us.



*Wards*  
Helping you move forwards

Call Headcorn Branch 01622 890435 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING	CURRENT:	POTENTIAL:
	C(71)	B(82)

12721251/20240416/DB/HS1