



### 3 Locks Yard, Headcorn, TN27 9AD

£425,000

An exciting opportunity to purchase a stylish and spacious 3-bedroom semi-detached modern home set in a quiet and desirable private close, only minutes from the main line station of Headcorn.

#### Description

The property has recently been refurbished to a high standard with a series of bespoke additions / features including engineered wood flooring, pocket doors and acoustic panelling. The property is future proofed with a fully automated 'Smart Home' system, which controls the heating, dimmable lighting, integrated alarm system, smoke and carbon monoxide detection and doorbell camera. The 'Smart Home' system also controls the TV, music and media wall.

The accommodation includes on the ground floor; high specification kitchen with integral appliances, Quooker tap and breakfast bar, sitting room with integral media wall, cloakroom / wc. On the 1st floor, there are 2 double bedrooms (one with built in storage) and an immaculate family bathroom with shower. On the 2nd floor there is a large master bedroom (double) with attractive acoustic headboard and ensuite shower room. The exterior includes, secluded rear garden with terrace and lawn, front garden with garden shed, single garage and 1 additional allocated parking space.

**Service Charge:** There is a service charge which covers the common areas of the development of approximately £450 per year

Services: Mains Gas, Mains Electricity, Water, Mains Drainage,  
Council: Maidstone - Tax band: D

EPC: C

FOR SALE: FREEHOLD

#### Location

Headcorn is a popular village in the heart of the Weald of Kent, affectionally known as the 'Garden of England'. There is a village hall, Primary School, library, Post Office, bank, church, playing fields, a pub and a thriving High Street. Headcorn has a mainline station to Charing Cross / Cannon Street in approximately 55-60 minutes.

There is access to a number of major road routes including the M20 and the international airports of Gatwick and Heathrow, as well as the Channel Ports. Ashford International Station is only a short drive away and provides regular services to the Continent and a high-speed railway service to St Pancras in 38 minutes.

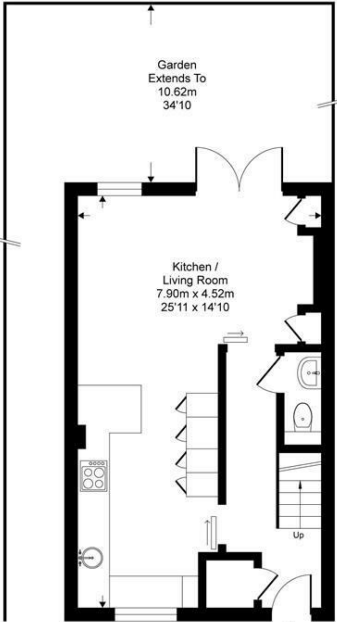
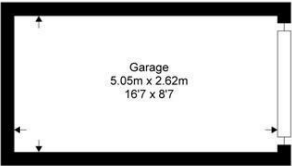
The area is particularly well known for the quality of schools, both in the private and state sectors. Notable schools in the area include Cranbrook, Benenden, Sutton Valence, and Sutton Valence Preparatory School. Excellent Grammar Schools can be found in both Maidstone, Tonbridge and Ashford.



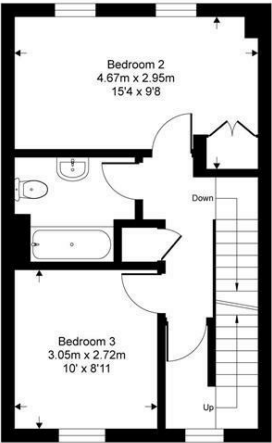


Locks Yard

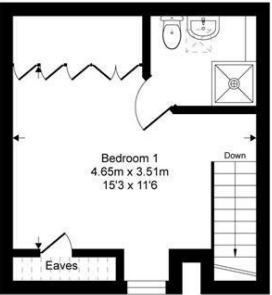
Approximate Gross Internal Area = 96 sq m / 1030 sq ft  
Approximate Garage Internal Area = 13 sq m / 142 sq ft  
Approximate Total Internal Area = 109 sq m / 1172 sq ft  
(excludes restricted head height)



Ground Floor IN



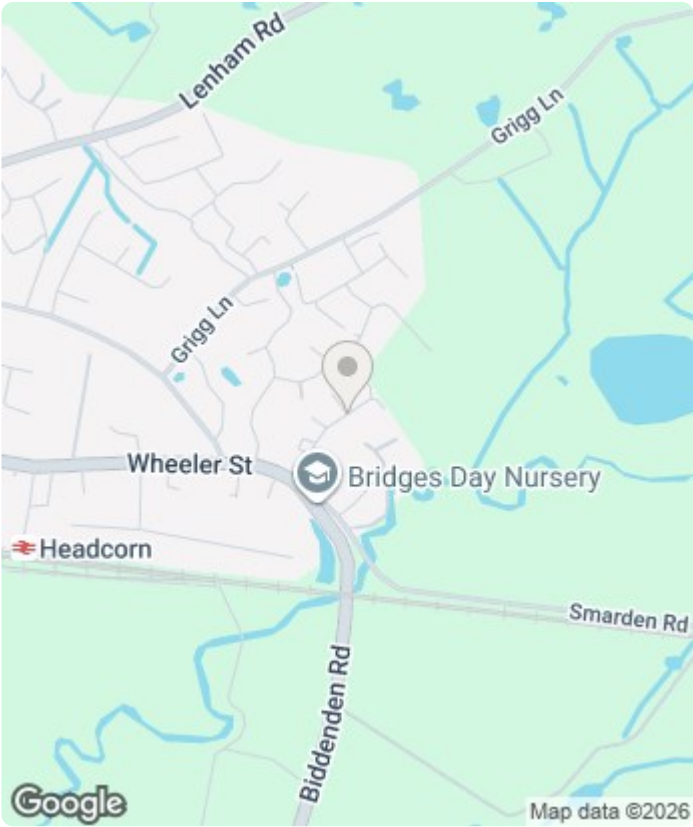
First Floor



Second Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 90        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 79                      |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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