

**RUSH
WITT &
WILSON**



**19 Glengorse, Battle, TN33 0TX
£675,000**

Welcome to this stunning detached executive house located in the highly desirable area of Glengorse, Battle. This property boasts four bedrooms, including an en suite to the master bedroom, providing ample space for a growing family or those who love to entertain guests. Situated near the mainline railway station and central Battle, which also benefits from Claverham school catchment. The property offers benefits of having a large block paved driveway, double garage, and gardens both at the front and rear of the property. Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing via appointed sole agents Rush Witt & Wilson.



Entrance Hall

Double glazed upvc entrance door with opaque glass panel and adjacent opaque window to front, carpet as laid, radiator, understairs storage cupboard, stairs rising to the first floor (described later), doors off to the following:

Cloakroom/WC

Double glazed opaque upvc window to front, low level wc, wash hand basin set into a vanity unit, radiator, carpet as laid.

Living Room

11'10 x 17'2 (3.61m x 5.23m)

Double glazed upvc window to front overlooking the front garden, two radiators, feature fireplace with inset gas fire, carpet as laid, double doors leading through to the dining room (described later), large set of sliding double glazed doors leading through to:

Conservatory

9'11 x 14'2 (3.02m x 4.32m)

Double glazed to three sides, two sets of double glazed French doors providing views and access onto the rear garden, polycarbonate roof, carpet as laid.

Dining Room

9'9 x 12'9 (2.97m x 3.89m)

Double glazed upvc window to rear overlooking the rear garden, radiator, serving hatch from kitchen, carpet as laid.

Kitchen

12'6 x 8'9 (3.81m x 2.67m)

Double glazed upvc window to front overlooking the front garden, range of matching wall and base units with work surfaces over and a tiled splashback, inset Belling ceramic hob, integrated Neff double fan assisted oven, inset composite sink unit with side drainer, integrated undercounter fridge, vinyl flooring, radiator, door leading through to:

Utility Room

6'6 x 9'9 (1.98m x 2.97m)

Double glazed upvc door to rear overlooking the rear garden,

door to side providing access to the rear garden, range of matching wall and base units with work surfaces over, space and plumbing for undercounter white goods, freestanding Butler sink, Worcester Greenstar boiler, courtesy door to the garage (described later), radiator, vinyl flooring,

From the entrance hall stairs and a stairlift rise to:

First Floor

Landing

On the half landing there is a double glazed upvc window to front, the main landing has access to loft space, radiator, large airing cupboard, carpet as laid, doors off to the following:

Bedroom One

10'2 x 14'4 (3.10m x 4.37m)

Double glazed upvc window to rear overlooking the rear garden, large built in wardrobe, radiator, carpet as laid, door leading through to:

En-Suite Shower Room

Double glazed upvc opaque window to rear, low level wc, quadrant shower enclosure with Aqualisa shower, pedestal wash hand basin, radiator, part tiled walls,

Bedroom Two

12'3 x 14'4 (3.73m x 4.37m)

Double glazed upvc window to rear overlooking the rear garden, large floor to ceiling built in wardrobes and chest of drawers, radiator, carpet as laid.

Bedroom Three

9' x 16'2 (2.74m x 4.93m)

Double glazed upvc window to front overlooking the front garden, carpet as laid, radiator.

Bedroom Four

8'9 x 12'3 (2.67m x 3.73m)

Double glazed upvc window to front overlooking the front garden, radiator, carpet as laid.

Bathroom

Double glazed upvc opaque window to front, panel enclosed bath, low level wc, pedestal wash hand basin, part tiled walls, carpet as laid

Outside

Front Garden

Mature front garden with mature hedgerow planted flower borders, variety of mature trees affording privacy, large area of block paved driveway affording ample off road parking for several vehicles and providing a pathway to the front and side of the property.

Double Garage

15'11 x 16' (4.85m x 4.88m)

Electric up and over door, range of matching wall and base units with work surfaces over, courtesy door to the utility room.

Rear Garden

Large area of patio to the side and rear of the property, area of lawn, enclosed by mature shrubs, plants and hedgerow

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested.

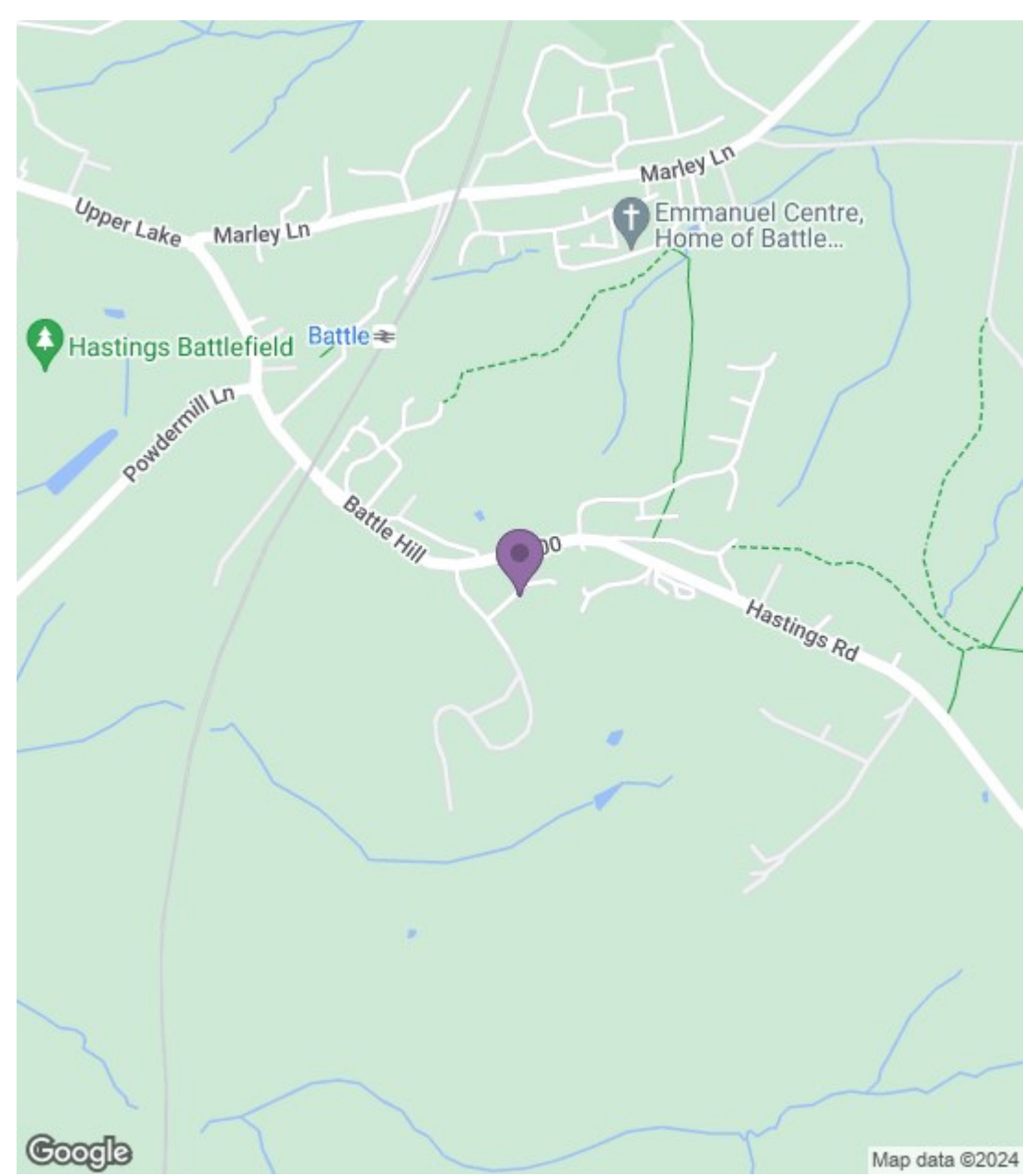
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL FLOOR AREA : 1860 sq.ft. (172.8 sq.m.) approx.

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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		68	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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