

**RUSH  
WITT &  
WILSON**



**65 Mill Rise, Robertsbridge, TN32 5EG**  
**£430,000**

**Rush Witt & Wilson are proud to present to the market this well presented three bedroom detached family home. The property is positioned in an enviable position within the development, with an exceptionally well maintained rear garden. Mill Rise is highly sought after due to its close proximity to the mainline train station that services direct train links into London. The accommodation consists of a large open living room, which leads to a separate dining room and kitchen. To the first floor three generous bedrooms, with the master benefitting from an en-suite to master, and additionally a family bathroom. Externally a large driveway which leads to a garage to the side. Additionally the property has the ability to be extended to the rear subject to planning consent. The property is to be sold chain free, and an internal viewing is highly recommended to appreciate how well maintained this property is.**



**Entrance Porch**

Large composite entrance door with opaque glass panelling and leaded stained glass insert to front, radiator, carpet as laid, doors off to the following:

**Cloakroom/WC**

Double glazed opaque window to side, low level wc, wash hand basin radiator, carpet as laid.

**Living Room**

13'8 x 17' (4.17m x 5.18m)

Double aspect with large double glazed bay window to front and double glazed window to side, large understairs storage cupboard, radiator, carpet as laid, stairs rising to the first floor (described later), double doors leading through to the dining room (described later), doors leading through to:

**Kitchen/Breakfast Room**

11'8 x 7'10 (3.56m x 2.39m)

Double glazed timber framed window to rear overlooking the rear garden, matching range of wall and base units with work surfaces over and tied splashback, Ariston four burner gas hob, inset stainless steel sink unit with side drainer, Miele fan assisted oven, space for undercounter white goods, space for freestanding fridge/freezer, breakfast bar, radiator, vinyl flooring, courtesy door to garage (described later).

**Dining Room**

11'9 x 8'8 (3.58m x 2.64m)

Large double glazed doors to rear providing views and access onto the rear garden, radiator, carpet as laid.

**First Floor****Landing**

Large double glazed upvc window to side, large airing cupboard housing hot water cylinder, radiator, carpet as laid, access to loft space, doors off to the following:

**Bedroom One**

11'10 x 11'1 max (3.61m x 3.38m max)

Double glazed timber framed window to rear overlooking the rear garden, large set of built in wardrobes, radiator, carpet as laid, door leading through to;

**En-Suite**

Double glazed opaque timber framed window to rear, shower cubicle with wall mounted Mira shower, part tiled walls, low level wc, pedestal wash hand basin, radiator, vinyl flooring, shaver point, extractor fan.

**Bedroom Two**

8' x 11'7 max (2.44m x 3.53m max)

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

**Bedroom Three**

7'1 x 8'9 (2.16m x 2.67m)

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

**Family Bathroom**

Double glazed upvc opaque window to side, panel enclosed bath with shower attachment and tiled splashback, pedestal wash hand basin, low level wc, extractor fan, vinyl flooring.

**Outside****Front Garden**

Area of lawn, driveway providing off road parking for several vehicles leading to:

**Garage**

16'10 x 9' (5.13m x 2.74m)

Up and over door, light and power, wall mounted Worcester Bosch Greenstar boiler, courtesy door to the rear garden, integral door to the kitchen/breakfast room.

**Rear Garden**

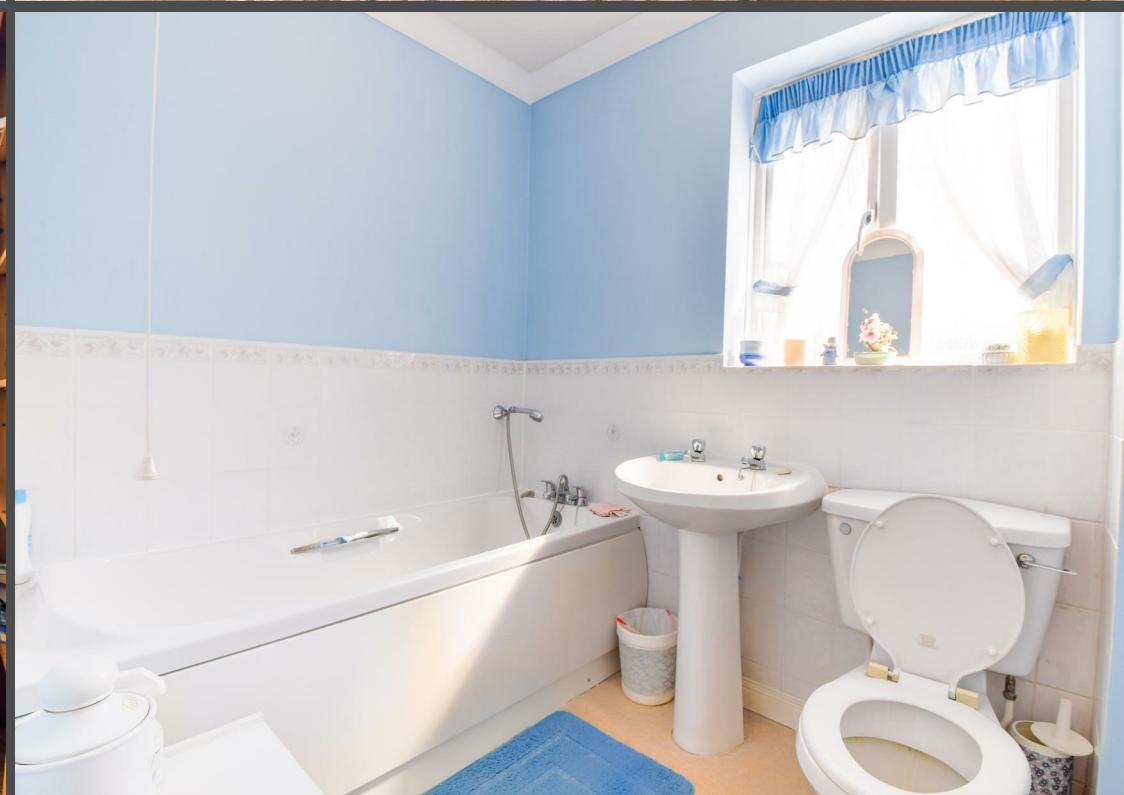
The rear garden is a particular feature of the property enjoying a large expanse of lawn with a range of mature shrub and flowerbed borders as well as hedgerows, enclosed with close board timber fencing, patio area to the immediate rear, timber log store.

**Agents Note**

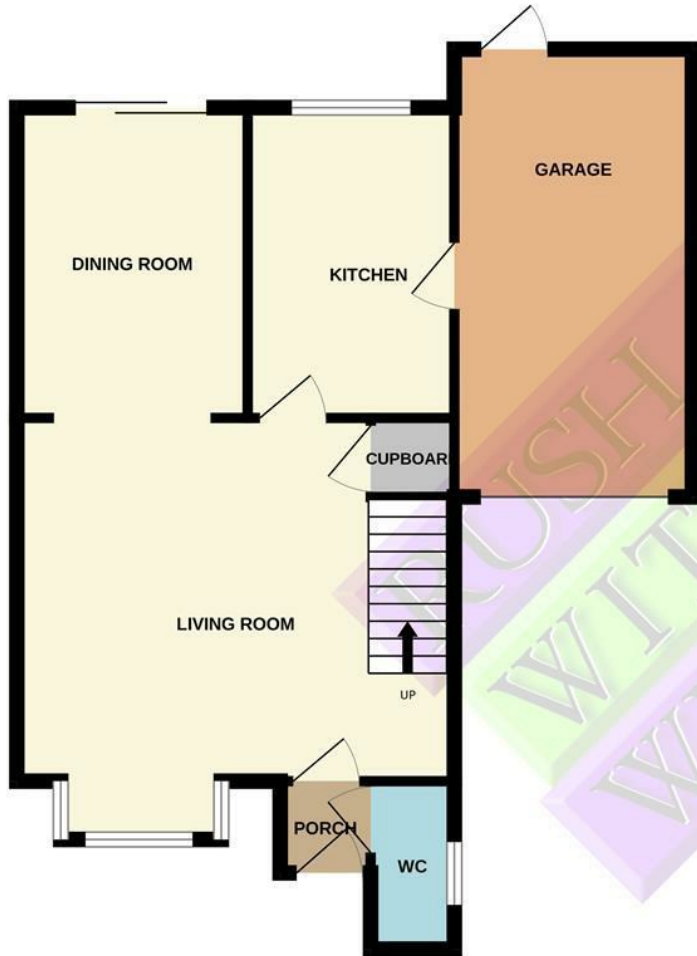
Council Tax Band - E

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.



GROUND FLOOR  
617 sq.ft. (57.3 sq.m.) approx.

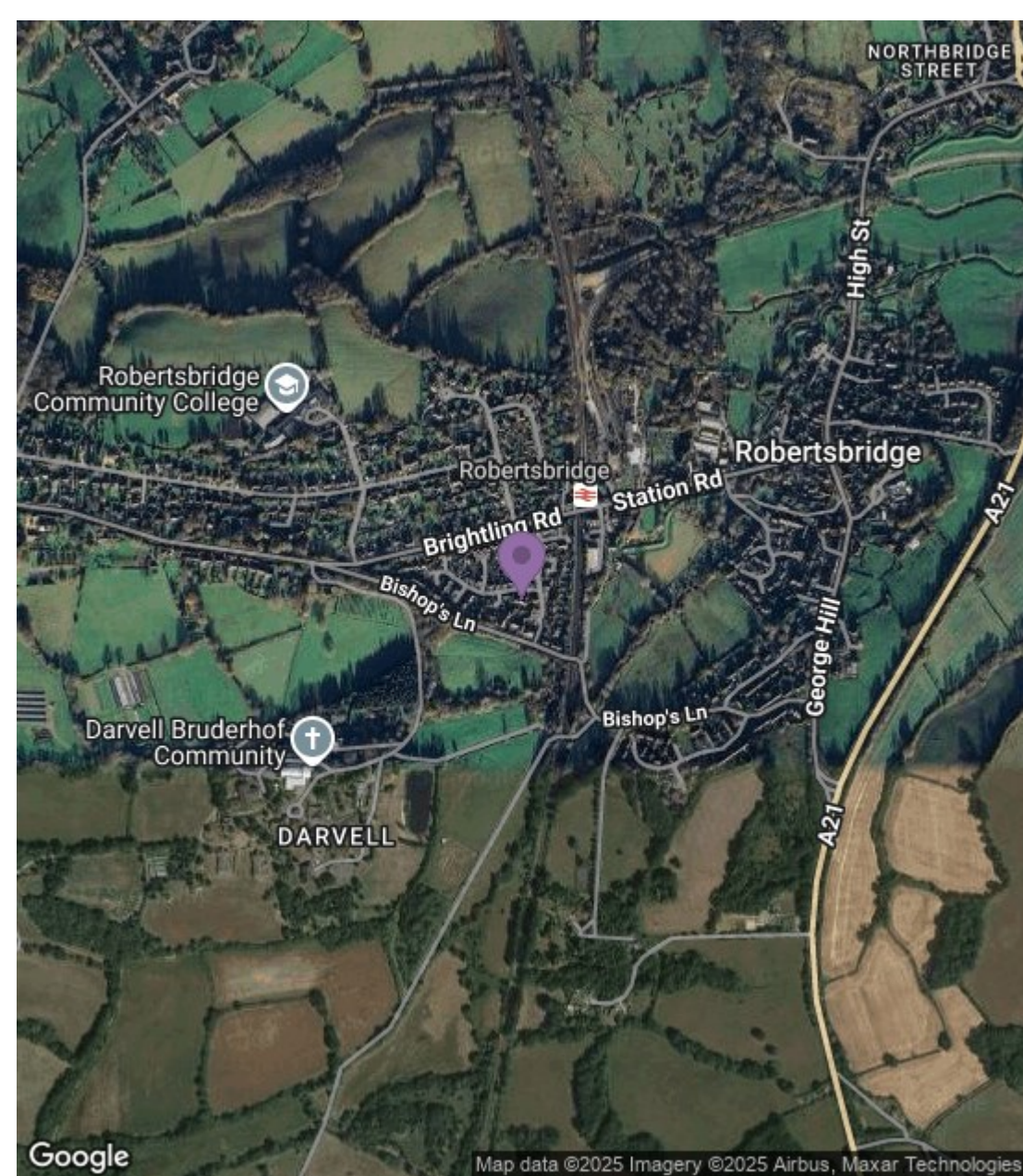


1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1036 sq.ft. (96.3 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			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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