



**8 Longfield, Tenterden, Kent TN30 7NH**  
**Offers In The Region Of £299,950 Freehold**

Rush Witt & Wilson are pleased to offer this well-proportioned end of terrace family home located in the heart of Tenterden, being just a short walk from the High Street and local amenities.

The accommodation is arranged over two floors and comprises of an entrance hallway, kitchen/dining room, living room and cloakroom the ground floor. On the first floor there are three bedrooms and the family bathroom. Outside the property benefits from an enclosed rear garden.

For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

#### **Entrance Lobby**

With entrance door and obscured glazed window to the side elevation, solid oak flooring, fitted storage cupboard and connecting doors to:

#### **Cloakroom/Utility Room**

White suite comprising low level wc, wall mounted wash-hand basin, part tiled walls, high level obscured glazed window to the side elevation, fitted woodblock work surface with space and plumbing beneath for washing machine and wall mounted cupboard above.

#### **Hallway**

With stairs rising to the first floor with recessed storage area beneath, solid oak flooring, glazed door connecting to the living room, radiator, doorway to:

#### **Kitchen/Dining Room**

12'7 x 11'4 (3.84m x 3.45m)

Fitted with a range of modern white gloss cupboard and drawer base units with matching wall mounted cupboards, complimenting woodblock work surface with matching splash back, inset stainless steel sink unit, inset four ring electric hob with stainless steel extractor canopy above, upright unit housing integrated oven, integrated fridge/freezer, space and point for dishwasher, recessed ceiling spotlights, stone flooring, window to the front elevation.

#### **Living Room**

17'8 x 10'4 (5.38m x 3.15m)

With window to the rear elevation, double doors allowing access to the garden, solid oak flooring, radiator.

#### **First Floor**

##### **Landing**

With stairs rising from the entrance hallway, shelved airing cupboard housing insulated hot water tank, access to loft space, fitted storage cupboard, connecting doors to:

##### **Bedroom One**

11'11 x 9'4 (3.63m x 2.84m)

With window to the rear elevation, radiator.

##### **Bedroom Two**

11'7 x 8'6 (3.53m x 2.59m)

With window to the front elevation, radiator.

##### **Bedroom Three**

7'10 x 6'7 (2.39m x 2.01m)

With window to the rear elevation, laminate flooring, radiator.

#### **Bathroom**

Fitted with a modern white suite comprising of low level wc, wash hand basin, bath with fixed water fall shower above and screen, fully tiled walls and flooring, two obscured glazed windows to the front elevation.

#### **Outside**

#### **Garden**

The part walled rear garden offers a paved patio area abutting the rear of the property offering space for outside dining and entertaining with a small area of lawn.

#### **Agents Note**

Council Tax Band - C

**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are

included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

#### **Important Notice:**

**1. Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

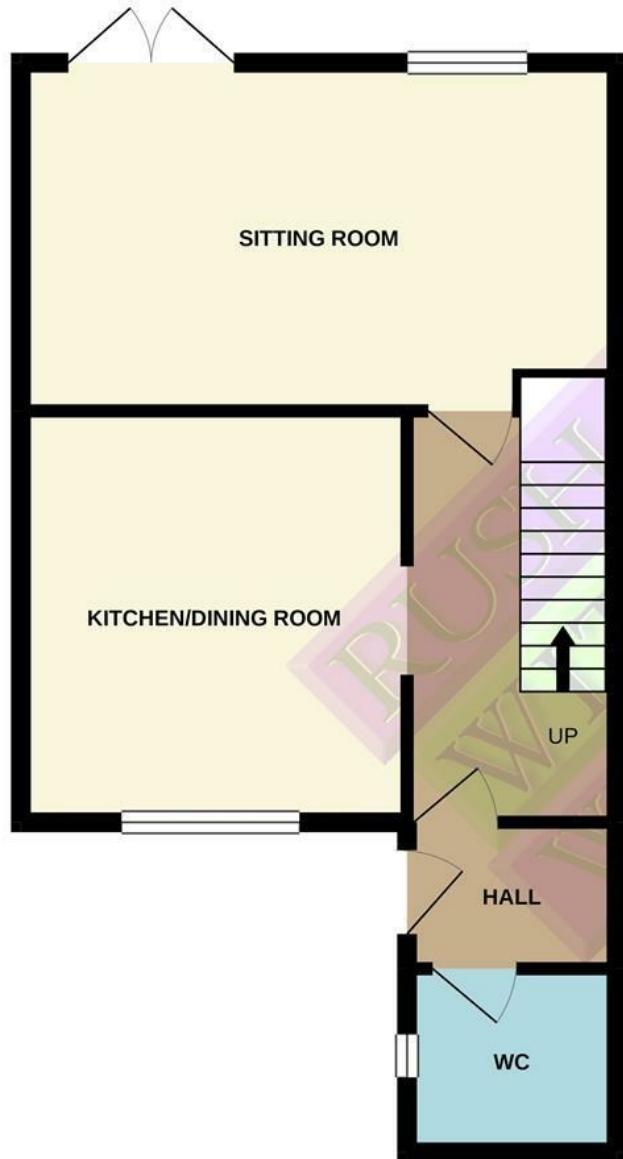
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**3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

**4. VAT:** The VAT position relating to the property may change without notice.

**5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at**  
<https://rushwittwilson.co.uk/privacy-policy>

## GROUND FLOOR



## 1ST FLOOR



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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		87	61
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

