

**RUSH
WITT &
WILSON**



Haffenden Road, Tenterden, Kent TN30 6QE
Offers In The Region Of £450,000

Rush Witt & Wilson are pleased to offer this well presented detached bungalow backing through to woodland occupying a highly sought after and quiet end of cul-dec-sac location within easy reach of Tenterden High Street.

The accommodation comprising an entrance porch, hallway, kitchen, living/dining room with adjoining conservatory, two bedrooms and shower room. Outside the bungalow benefits from an attached single garage, generous brick paved driveway parking and a good sized gardens to the front and rear. Offered to the market CHAIN FREE.

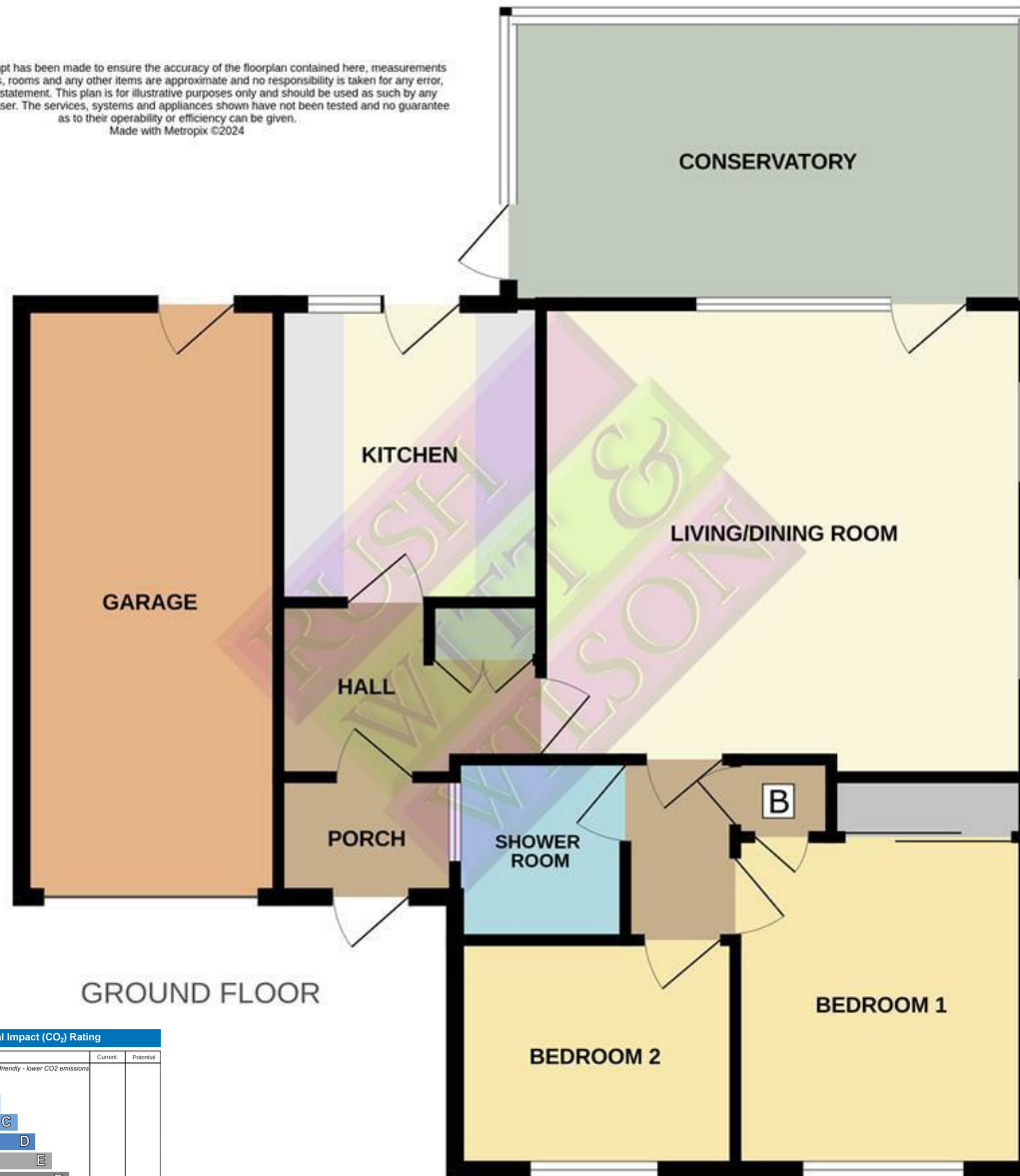
An internal inspection is highly recommended to fully appreciate this bungalows lovely position and outlook. For further information and to arrange a viewing please call our Tenterden office on 01580762927.



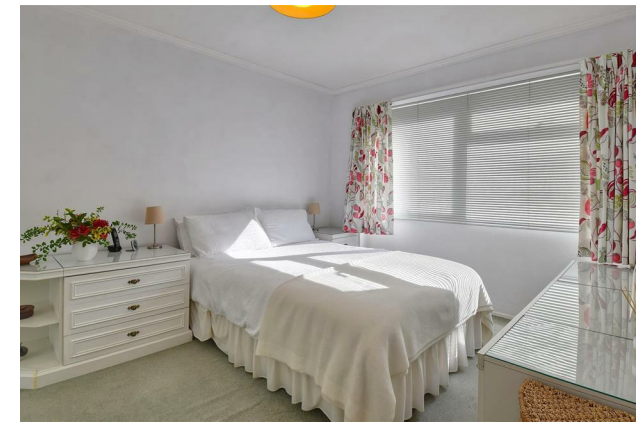
Entrance Porch With glazed entrance door and window to the front elevation, quarry tiled flooring and obscured glazed door opening through to:	Shower Room Fitted 'cream gloss' vanity unit with low level W.C, inset wash-hand basin and range of fitted cupboards, corner shower cubicle with sliding doors, obscured glazed window to the side elevation, radiator, tiled walls and flooring.	aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.
Hallway With fitted coat cupboard, access to loft space and doors to:	Outside	
Kitchen 9'11 x 8'7 (3.02m x 2.62m) Fitted with a range of shaker style cupboard and drawer base units with matching wall mounted cupboards, complimenting work surface with inset 1.5 bowl stainless steel sink/drainер unit and tiled splash-backs, inset electric hob with extractor canopy above, upright unit housing integrated double oven, integrated low level fridge, space and plumbing for washing machine, tiled flooring, window to the rear elevation and glazed door giving access to the garden.	Gardens The bungalow sits back from the road with a sweeping brick paved driveway provides extensive off road parking and access to the attached single garage bordered on one side with good sized level area of lawn.	
Living/Dining Room 15'11 max x 15'2 (4.85m max x 4.62m) With two windows to the side elevation, full height feature window and glazed door through to:	The established rear garden backs through to and enjoying pleasant views over adjoining woodland at the rear, abutting the rear of the bungalow is a raised paved patio area offering a perfect space for outside dining and entertaining, steps descend to an area of gently sloping lawn being bordered with a range of beds planted with a mixture of mature shrubs and seasonal flowers. Down on side of the bungalow is paved area with a useful detached timber store.	
Conservatory 17'3 x 9'6 (5.26m x 2.90m) Being fully double glazed with a range of windows all enjoying pleasant views over the gardens/woodland beyond, glazed door to the side elevation allowing access to the garden.	Attached Single Garage 19'7 x 8'6 (5.97m x 2.59m) With up and over door to the front elevation, glazed personal door to the rear allowing access to the garden, light and power connected.	
Inner Hallway With doors to the bedrooms/shower room and fitted cupboard housing gas fired 'warm air' boiler and insulated hot water tank.	Agent Note Council Tax Band: D	
Bedroom 1 10'9 x 9'7 (3.28m x 2.92m) With window to the front elevation and fitted wardrobe with mirrored sliding doors.	These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested.	
Bedroom 2 8'8 x 7'7 (2.64m x 2.31m) With window to the front elevation.	Rush Witt & Wilson advise all prospective purchasers should satisfy themselves b y f u l l i n s p e c t i o n , s u r v e y , searches/enquiries and professional advice about all relevant	



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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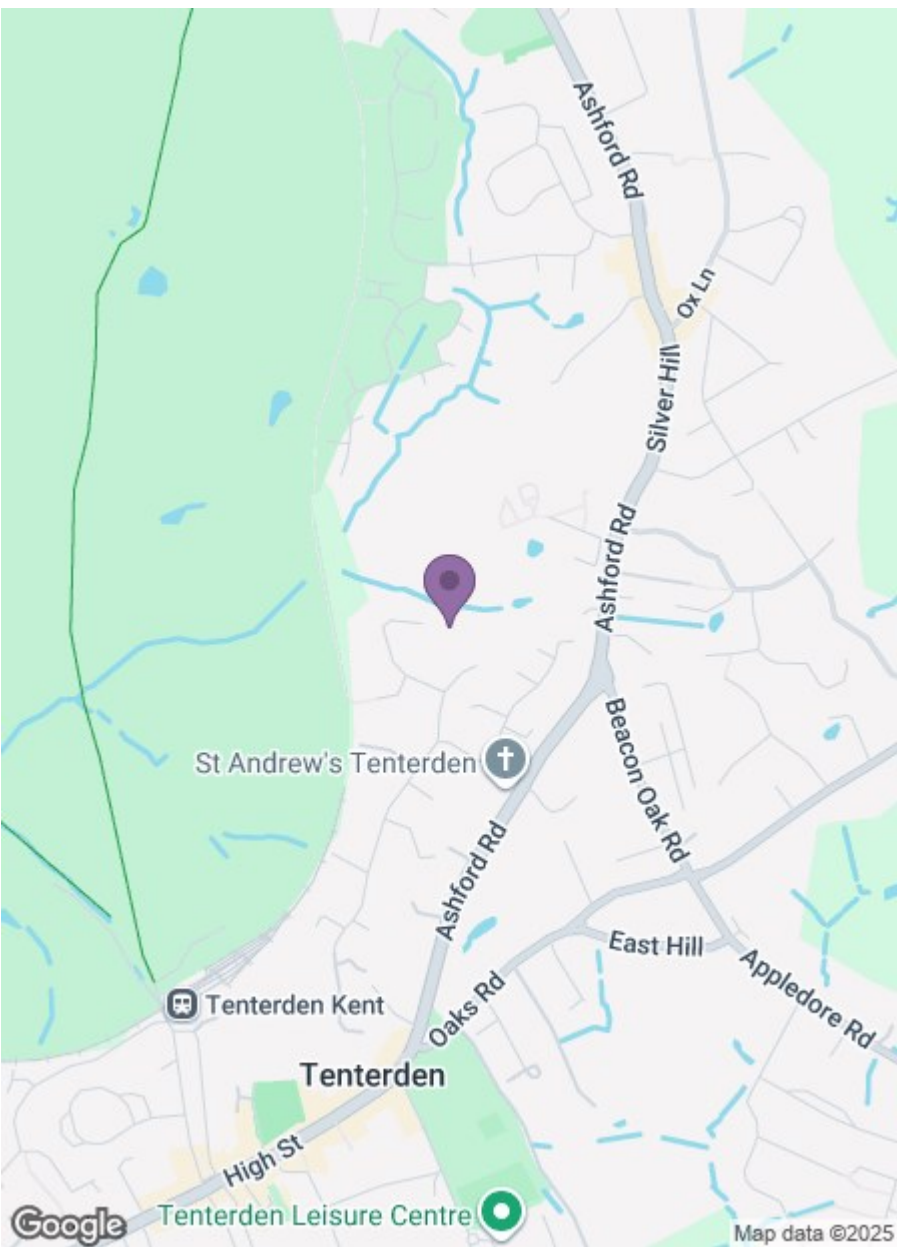


GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(49-54) E			
(35-48) F			
(21-34) 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	



**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**94 High Street
Tenterden
Kent
TN30 6JB
Tel: 01580 762927
tenterden@rushwittwilson.co.uk
www.rushwittwilson.co.uk**