

**RUSH
WITT &
WILSON**



**21 Hurst Close, Tenterden, Kent TN30 6UG
Offers In Excess Of £650,000**

Rush Witt & Wilson are pleased to offer an exciting opportunity to acquire this spacious detached bungalow backing through to open countryside at the rear located in a highly desirable cul-de-sac location within easy reach of the picturesque tree lined High Street of Tenterden. The accommodation is in need of general improvement/updating and comprising of a generous entrance hallway, kitchen, double aspect living/dining room with feature fireplace, three bedrooms, bathroom and cloakroom. Outside the bungalow benefits from an attached single garage, driveway parking and a good sized gardens to the front and rear, the latter backing onto an enjoying views over adjoining countryside. The property is offered to the market CHAIN FREE. Situated in one of the most desirable locations in Tenterden, bungalows within this proximity to the High Street with generous gardens and countryside views are rarely available and as the vendor's sole agents we would advise early inspection to fully appreciate all that is on offer. For further information and to arrange a viewing please call our Tenterden office.

Entrance Hallway

Entrance door with obscured glazed sidelights to the front elevation, fitted coat cupboard, shelved airing cupboard housing insulated hot water tank, fitted storage cupboard with glazed display shelving to one side. Glazed double doors through to:

Living/Dining Room (L Shaped Room)

22'9 max x 20'9 (6.93m max x 6.32m)
Being double aspect with two windows to the side and large 'picture' window to the front elevation, attractive feature fireplace, three radiators and multi-panelled glazed door through to:

Kitchen

13'10 x 8'8 (4.22m x 2.64m)
Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted

cupboards, complementing work surface with inset stainless steel sink/drainage unit and tiled splash-back, space and point for electric cooker with extractor canopy above, space and point for free-standing fridge/freezer, space and plumbing for washing machine, ceiling spotlights, radiator, door through to the entrance hallway, window to the side elevation and glazed door allowing access through to the garden.

Bedroom 3

10'10 x 8'8 (3.30m x 2.64m)

With window to the rear elevation enjoying views over the rear garden, radiator and access to a fully boarded loft space with a pull down ladder.

Cloakroom

Fitted with a coloured suite comprising low level W.C, wall mounted wash-hand basin with tiled splash-back, radiator and obscured glazed window to the side elevation.

Bathroom

Fitted with a coloured suite comprising low level W.C, pedestal wash-hand basin, panelled bath, fully tiled walls, radiator and obscured glazed window to the side elevation.

Master Bedroom

17'5 x 11'7 (5.31m x 3.53m)

With window to the rear elevation enjoying views over the rear garden and open fields beyond, range of fitted wardrobes, fitted dressing table and radiator.

Bedroom 2

11'7 x 8'9 (3.53m x 2.67m)

With window to the rear elevation enjoying views over the rear garden and open fields beyond, radiator.

Outside**Gardens**

To the front an extensive gravelled driveway provides

off road parking/turning space for a number of cars and access to the attached single garage being bordered on both sides with level lawned gardens and established hedging to the front boundary. Brick archways with wrought iron gates to both sides of the bungalow allow access through to the rear garden.

The rear garden is of a good sized with a large paved patio abutting the rear of the bungalow offering a perfect space for outside dining and entertaining, this leads to large area of gently sloping lawn being bordered with a range of beds planted with a mixture of established shrubs, trees and seasonal flowers. To the end of the garden is a large detached summer house with light and power connected (requiring work/repair) and a timber garden store.

Attached Single Garage

17'1 x 9'0 (5.21m x 2.74m)

With up and over door to the front elevation, wall mounted gas fired boiler, window and part glazed door to the rear elevation, light and power connected.

Agent Note

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 also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these sale particulars have been tested.

Council Tax Band: F

GROUND 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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