

**RUSH  
WITT &  
WILSON**



**18 Orchard Road, St. Michaels, Tenterden, Kent TN30 6ED  
Offers In The Region Of £550,000 Freehold**

**Rush Witt & Wilson are pleased to offer this extended detached house occupying a highly sought after and quiet residential location in St. Michaels within easy reach of Tenterden High Street.**

**The well-proportioned accommodation is arranged over two floors comprises of an entrance porch, hallway, kitchen/breakfast room, dining room, living room with log burning stove, shower room and family room/bedroom4 on the ground floor. On the first floor are three bedrooms and the family bathroom.**

**Outside the property offers an attached single garage, off road parking and good sized established rear gardens. The property is offered to the market CHAIN FREE.**

**For further information and to arrange a viewing please call our Tenterden office.**



### **Entrance Porch**

6'7 x 4'1 (2.01m x 1.24m )

Part obscured glazed entrance door and window to the front, window to the side elevation and multi panelled glazed door opening through to:

### **Hallway**

With stairs rising to the first floor with generous fitted storage cupboard beneath, radiator, doors leading to:

### **Family Room/Bedroom Four**

16' max x 8'5 (4.88m max x 2.57m )

Double aspect with window to the front and side elevation, radiator.

### **Cloakroom/Shower Room**

Fitted with a suite comprising a low level wc, wall mounted wash hand basin, fully tiled shower cubicle, tiled flooring, part tiled walls, radiator, obscure glazed window to the side elevation.

### **Living Room**

23'8 x 12'9 (7.21m x 3.89m )

Double aspect with window to the front and side elevation, attractive feature fireplace with inset log burning stove, glazed serving hatch through to the kitchen/breakfast room, two radiators, glazed sliding door leading to:

### **Dining Room**

14'3 max x 13' (4.34m max x 3.96m)

High level window to the side elevation, glazed patio doors allowing access through to the garden, wooden flooring, radiator, roof lantern, archway leading through to:

### **Kitchen/Breakfast Room**

25' x 14'3 (7.62m x 4.34m )

Extensively fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, generous tiled work surface with matching splashback, inset one and a half bowl ceramic sink drainer unit, inset four burner gas hob with extractor canopy above, upright unit housing integrated double oven, integrated dishwasher, space and plumbing for washing machine,

space and point for free standing fridge/freezer, fitted pantry cupboard with with folding door, window to the rear elevation enjoying a pleasant view over the garden, tiled flooring, radiator, space for table and chairs and obscure glazed door to the side elevation providing access through to the garage/garden.

### **First Floor**

#### **Landing**

With stairs rising from the hallway, access to loft space, radiator, fitted airing cupboard housing insulated hot water tank and wall mounted gas fired boiler, doors leading to:

#### **Bedroom One**

14'3 x 12'4 (4.34m x 3.76m )

Window to the front elevation, range of fitted wardrobes, radiator.

#### **Bedroom Two**

14'9 x 9'7 (4.50m x 2.92m )

Window and glazed door to the rear elevation enjoying views over the rear garden, radiator.

#### **Bedroom Three**

12'5 x 9'1 (3.78m x 2.77m )

Window to the rear elevation enjoying a pleasant outlook over the rear garden, radiator.

#### **Bathroom**

Fitted with a white suite comprising low level wc, pedestal wash hand basin, bidet, wood panelled bath, large corner shower cubicle, part tiled walls, stainless steel heated towel rail, fitted storage cupboards, two obscure glazed windows to the side elevation.

### **Outside**

#### **Front Of Property**

A brick paved driveway provides off road parking for a number of vehicles and provides access to the attached garage. To one side is an area of lawn bordered with a range of beds planted with a mixture of mature shrubs and seasonal flowers. There is a second driveway leading down one side with gated side access leading through to the garden.

### **Attached Garage**

28'6 x 10'3 (8.69m x 3.12m )

Electric up and over door to the front elevation, window and stable door to the rear elevation, light and power connected.

### **Rear Garden**

The established rear garden is a particular feature of the property with a paved patio area offering space for outside dining and entertaining leading to a gently sloping area of lawn bordered with a range of raised brick beds planted with a mixture of trees, mature shrubs and an array of seasonal flowers. A paved pathway proceeds down to the end of the garden where there is further seating area and an attractive shared pond.

### **Agents Note**

Council Tax Band – F

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.

Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant 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.

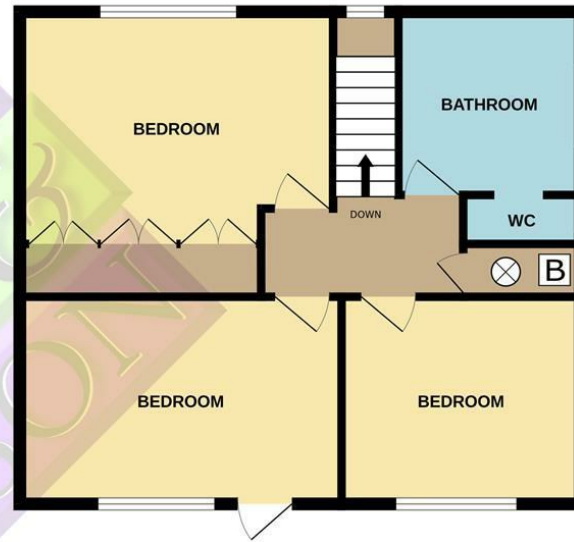
A property may be subject to restrictive covenants and a copy of the title documents are available for inspection. If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



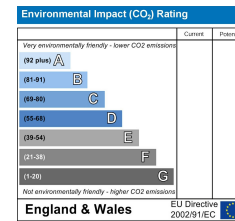
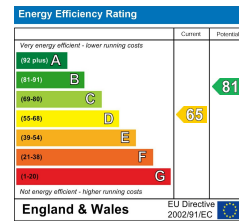
GROUND FLOOR



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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