RUSH WITT & WILSON

33 Wealden Avenue, Tenterden, Kent TN30 6NN
Guide Price £345,000

Rush Witt & Wilson are pleased to offer this semi-detached chalet bungalow occupying a highly sought after and quiet residential location within easy reach of Tenterden High Street. The well proportioned accommodation is arranged over two floors and comprises of an entrance hallway, kitchen/breakfast room, living room, bedroom, utility area and bathroom on the ground floor. On the first floor is a further bedroom with an en-suite shower room. Outside the bungalow benefits from an attached single garage, off road parking for several vehicles and gardens to the front and rear. The property is offered to the market CHAIN FREE. For further information and to arrange a viewing please call our Tenterden office.

Entrance Porch
With entrance door to the front elevation, quarry tiled flooring and obscured glazed door leading to:

Hallway
With fitted coat cupboard, shelved airing cupboard housing insulated hot water tank, radiator and connecting doors to:

Living Room
15'11 x 11'11 (4.85m x 3.63m)
Being triple aspect with large picture window to the front and further windows to both side elevations, feature fireplace with inset gas fire and radiator.

Bedroom
11'11 x 9'11 (3.63m x 3.02m)
With window to the front elevation and radiator.

Bathroom
White suite comprising low level W.C, vanity unit with inset wash-hand basin and storage cupboard beneath, panelled bath with mixer tap, shower above and fitted folding screen, part tiled walls, radiator and two obscured glazed windows to the side elevation/utility area.

Dining Room
12/10 x 9'11 max (3.66m/3.05m x 3.02m max)
With window to the rear elevation, stair rising to the first floor and radiator.

Kitchen/Breakfast Room
15'11 x 9'6 (4.85m x 2.90m)
Fitted with a range of shaker style cupboard and drawer base units with matching wall mounted cupboards, complimenting work surface with tiled splash-backs, inset 1.5 bowl ceramic sink/drainer unit, inset four burner gas hob with extractor canopy above, upright unit housing integrated double oven, integrated dishwasher, integrated fridge, breakfast bar, radiator, cupboard housing wall mounted gas fired boiler, tiled flooring, radiator, window to the rear elevation and double doors allowing access to the garden.

Utility Area
With obscured glazed door to the side elevation/driveway, further door to the rear elevation allowing access through to the garden, tiled flooring, space and plumbing for washing machine, space and point for further free standing appliances.

First Floor

Landing
With stairs rising from the dining room, access to eaves storage and door leading to:

Bedroom
14'9 max x 11'01 (4.50m max x 3.38m)
With two Velux style windows to the front and one Velux style window to the rear elevation, fitted wardrobe, access to eaves storage, radiator and folding door to:

En-Suite Shower Room
White suite comprising low level W.C, vanity unit with inset wash-hand basin and storage beneath, shower cubicle, heated towel rail, radiator, access to eave storage and Velux style window to the side elevation.

Outside

Garden
To the front a generous driveway providing off road parking for several vehicles and access to the attached single garage with an area of level lawn to one side.

To the rear is brick paved patio area accessed from the kitchen/breakfast room providing a private space for outside dinning/entertaining with steps leading to a generous area of lawn.

Attached Single Garage
15'10 x 8'6 (4.83m x 2.59m)
With up and over door to the front and personal door to the rear elevation.

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.

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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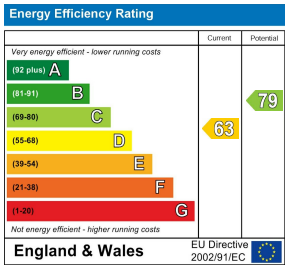

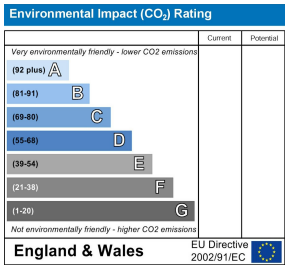

94 High Street, Tenterden, Kent, TN30 6JB
Tel: 01580 762927 | tenterden@rushwittwilson.co.uk | www.rushwittwilson.co.uk

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