

**RUSH
WITT &
WILSON**



22 Haffenden Road, Tenterden, Kent TN30 6QE
Guide Price £525,000

Rush Witt & Wilson are pleased to offer this extremely well-presented detached bungalow occupying a highly sought after and quiet cul-de-sac location within easy reach of Tenterden High Street. The well-proportioned accommodation comprises of an entrance porch, hallway, three bedrooms, bathroom, shower room, conservatory, kitchen and a living/dining room with direct access to the garden. Outside the bungalow benefits from a brick paved driveway to the front providing off road parking for a number of cars and a landscaped rear garden. Offered to the market CHAIN FREE. An internal inspection is highly recommended to fully appreciate this stunning bungalow. For further information and to arrange a viewing please call our Tenterden office on 01580762927.

Entrance Porch

With entrance door and obscured glazed window to the side elevation, quarry tiled flooring, range of fitted low level cupboards and glazed double doors through to:

Hallway

Being open-plan to the living/dining room, wall mounted grey vertical radiator, access to loft space, Amtico wood effect flooring, recessed storage/coat cupboard and doors to:

Utility Cupboard

With wall mounted 'Ideal' gas fired boiler (installed 2022) and fitted worksurface with space and plumbing beneath for washing-machine.

Shower Room

Fitted with a modern white suite comprising low level W.C., wall mounted wash-hand basin with tile splash-back, corner hydro massage shower cubicle with sliding doors, stainless steel heated towel rail and window to the side elevation.

Bedroom 2

10'10 x 9'9 (3.30m x 2.97m)

With bay window to the front elevation and wall mounted grey vertical radiator.

Bedroom 3

12'4 x 7'11 (3.76m x 2.41m)

With bay window to the front elevation, radiator and wood effect laminate flooring.

Kitchen

10'7 x 8'11 (3.23m x 2.72m)

Fitted with a range of modern style 'blue gloss' cupboard and drawer base units with matching wall mounted cupboards, complimenting work surface with matching splash-backs, inset stainless steel sink/drainage unit, inset AEG four ring electric hob with stainless steel AEG extractor canopy above, space and point for dishwasher, space and point for free-standing fridge/freezer, large fitted larder cupboard, serving hatch/opening through to the living/dining room, Amtico wood effect flooring, window to the side elevation and glazed door giving access to the garden.

Living/Dining Room

17'4 x 15'8 (5.28m x 4.78m)

With glazed double doors with windows to the rear elevation, ornamental fireplace, serving hatch/opening through to the kitchen, radiator and multi panelled glazed door leading to:

Inner Hallway

Part glazed door through to the conservatory and further doors to:

Master Bedroom

14'0 x 10'7 (4.27m x 3.23m)

With glazed double doors and windows to the rear elevation, fitted wardrobe, recessed ceiling spotlights and wall mounted grey vertical radiator.

Bathroom

Fitted with a white suite comprising low level W.C., pedestal wash-hand basin, roll top bath with mixer tap and hand held shower attachment, large walk-in shower with fitted screen, stainless steel heated towel rail, white gloss fitted storage unit, part tiled walls, recessed ceiling spot lights and obscured glazed window to the front elevation.

Conservatory

15'1 x 8'11 (4.60m x 2.72m)

Being fully double glazed with a range of windows, glazed double doors to the front and rear elevations.

Outside**Gardens**

To the front a brick paved driveway provides off road parking for a number of cars with an area of lawn to one side, a gated paved pathway to both sides gives access to:

The landscaped and low maintenance rear garden offers a large paved patio abutting the rear of the bungalow being accessed via double doors from the living/dining room and master bedroom offering a private space for outside dining and entertaining, there are a number of further gravelled/paved seating areas being interspersed and bordered with a range of beds planted with a mixture of shrubs, roses and seasonal flowers, in one corner is a useful summer house and small shed located to the side.

Agent Note

Council Tax Band: E

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.

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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
02 (94-100) A	
13 (81-91) B	
35 (69-80) C	
59 (55-68) D	
82 (39-54) E	
100 (21-38) F	
120 (1-20) G	
Not energy efficient - higher running costs	
67	82
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
02 (94-100) A	
13 (81-91) B	
35 (69-80) C	
59 (55-68) D	
82 (39-54) E	
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