

**RUSH
WITT &
WILSON**



**28 Wayside Avenue, St. Michaels, Tenterden, Kent TN30 6PB
Offers In The Region Of £360,000**

Rush Witt & Wilson are pleased to offer this extended semi-detached home located in the heart of St. Michaels being within walking distance of local amenities, schools and Tenterden High Street.

Having been beautifully renovated and improved over recent years by the current owners including a full re-wire, new gas fired heating system and recently fitted kitchen and bathroom the well presented accommodation comprises of an entrance porch, hallway, living room and stunning kitchen/dining room on the ground floor. On the first floor and two double bedrooms and the family bathroom. Outside the property offers driveway parking and a good sized rear garden with home office/studio.

An internal inspection of this impressive home is highly recommended. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

Entrance Porch

Part obscured glazed entrance door with side panel to the front elevation, tiled flooring, double fitted coat cupboard, obscure glazed door leading to:

Entrance Hallway

Stairs rising to the first floor with fitted storage cupboard beneath, radiator with decorative wooden cover, doorway through to the kitchen/dining room, archway leading to:

Living Room

19'2 x 11'0 max (5.84m x 3.35m max)

Double aspect with window to the front and rear elevation, grey wash wood effect laminate flooring, radiator, wall mounted electric fire.

Kitchen/Dining Room

23'7 max x 17'2 (7.19m max x 5.23m)

Fitted with a range of black Shaker style cupboard and drawer base units with matching wall mounted cupboards, woodblock effect worksurface with inset stainless steel sink drainer unit, inset four burner induction hob with glass backed plate and extractor canopy above. Upright unit housing integrated double oven, space and points for washing machine, space and points for tumble dryer, space and points for American style fridge/freezer, under-stairs storage/pantry cupboard, cupboard housing wall mounted gas fired boiler, fitted breakfast bar, space for table and chairs, part vaulted ceiling, windows to the front and rear elevation, part obscure glazed door allowing access through to the garden.

First Floor

Landing

Stairs rising from the entrance hallway, window to the side elevation, access to loft space, doors off to the following:

Bedroom One

12'7 x 9'5 max (3.84m x 2.87m max)

Window to the front elevation, range of fitted wardrobes, above stairs fitted storage cupboard, grey wash wood effect laminate flooring, radiator.

Bedroom Two

10'7 x 9'5 (3.23m x 2.87m)

Window to the rear elevation, radiator.

Bathroom

Fitted with a modern suite comprising vanity unit with low level w.c., counter top wash hand basin and range of fitted storage, pea shaped bath with mixer tap, shower above and fitted screen, heated towel rail and

fully tiled flooring and walls, obscure glazed window to the rear elevation.

Outside

Front Garden

To the front driveway provides off road parking with a good sized area of lawn to one side, gated side access leads to:

Rear Garden

The rear garden is of good size and has a paved patio area abutting the rear of the property offering space for outside dining and entertaining which leads to a good size area of level lawn and to the end of the garden there is a generous decked seating area with summerhouse and timber garden store.

Agent Note

Council Tax Band: C

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



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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