RUSH WITT & WILSON

4a West Cross, Tenterden, Kent TN30 6JL
Guide Price £575,000

Rush Witt & Wilson are pleased to offer this stunning newly converted Grade II Listed town house occupying a prime location on the highly sought after tree lined High Street of Tenterden.

The well-proportioned accommodation is arranged over three floors and comprises of an entrance hallway, generous kitchen/dining/day room and cloakroom on the ground floor. On the first floor is a reception room overlooking the High Street, a double bedroom and bathroom. To the second floor is a generous master bedroom with en-suite shower room and further double bedroom. Outside the property offers off an road parking space with electric charging point and a small enclosed courtyard garden. Offered to the market CHAIN FREE. Further benefits include gas central heating and bespoke wooden double glazed sash-windows to front elevation

An internal inspection of this stunning home is highly recommended, please call our Tenterden Branch on 01580 762927 for further information.

Entrance Hallway
With entrance door to the front elevation, grey wall mounted vertical column radiator, fitted cupboard housing electric fuse-board, stars rising to the first floor and solid oak door leading to:

Kitchen/Dining/Day Room
34'0 x 12'7 (10.36m x 3.84m)
With attractive bay window to the front elevation, wooden flooring, two grey wall mounted vertical column radiators, window to the rear elevation, door leading to the courtyard, the kitchen area is fitted with a range of 'white gloss' cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with tiled splash-back and inset stainless steel sink/drainer unit, inset electric hob with integrated oven beneath and stainless steel extractor canopy above, integrated fridge/freezer, and integrated dishwasher.

Cloakroom
Fitted with a white modern suite comprising low level W.C, white gloss vanity unit with inset wash-hand basin, fitted cupboard beneath and tiled splash-back, space and plumbing for washing machine, hatch to cellar.

First Floor

Landing

Living Room
12'2 x 10'2 (3.71m x 3.10m)
With window to the rear elevation and radiator.

Bedroom 2
14'11 max x 11'5 max (4.55m max x 3.48m max)
With sash window to the front elevation, fitted wardrobe and radiator.

Bathroom
Fitted with a modern white suite comprising low level W.C, pedestal wash-hand basin, panelled bath with mixer tap, fixed shower above and fitted screen, heated towel rail and part tiled walls.

Second Floor

Landing

Master Bedroom
14'7 x 9'11 (4.45m x 3.02m)
With sash window to the front elevation, radiator and door to:

En-Suite Shower Room
Fitted with a modern white suite comprising low level W.C, pedestal wash-hand basin, large shower cubicle with folding screen, heated towel rail and part tiled walls.

Bedroom 3
19'2 max x 9'4 max (5.84m max x 2.84m max)
With window to the rear elevation, radiator and fitted wardrobe.

Outside

Courtyard Garden
14'9 x 9'1 (4.50m x 2.77m)
The fully paved courtyard is accessed from the kitchen/dining/day room and offers space for an outside table and chairs, gated access to the rear leads to the off road parking space.

Off Road Parking Space
To the rear of the property is an off road parking space for one car with an electric charging point being accessed via Caxton Close.

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.

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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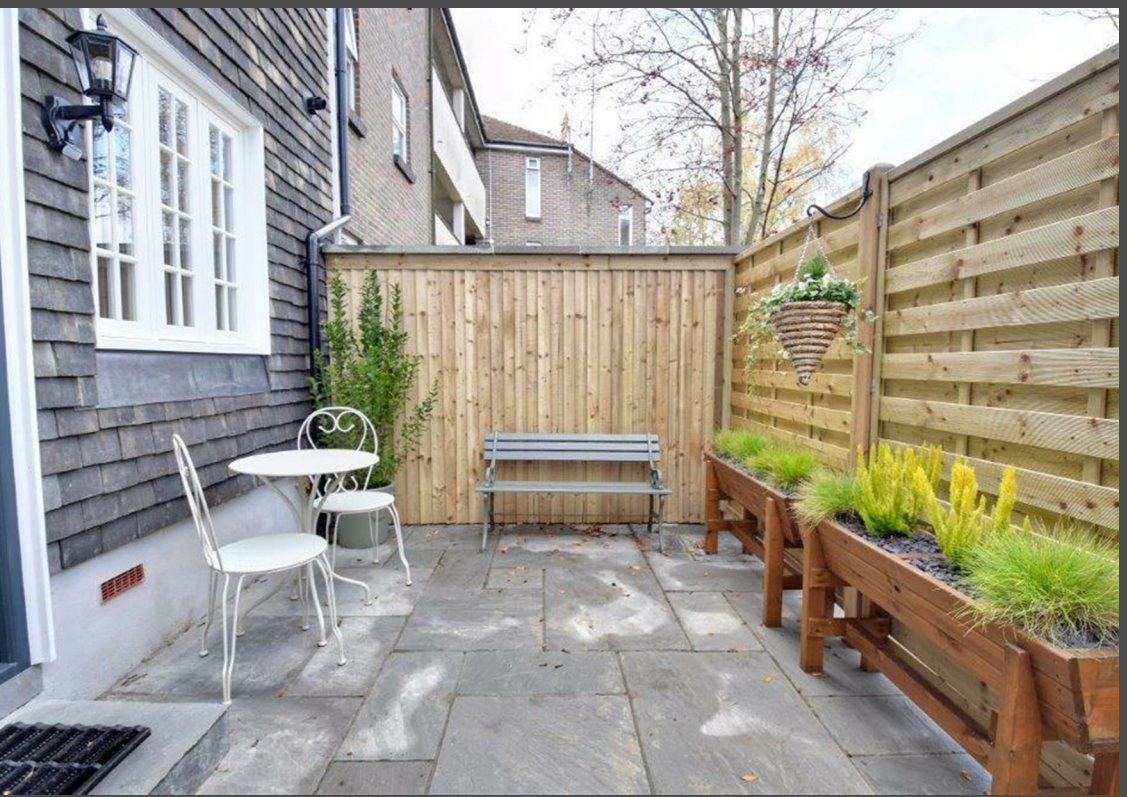
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