

**RUSH
WITT &
WILSON**



31 Haffenden Road, Tenterden, TN30 6QE
Guide Price £625,000

Rush Witt & Wilson are pleased to offer this beautifully renovated and extended detached home occupying a highly sought after and quiet cul-de-sac location backing through woodland within easy reach of Tenterden High Street.

The extremely well presented accommodation comprises of an entrance porch, hallway, cloakroom, study and simply stunning open plan living room with adjoining kitchen/dining room and conservatory on the ground floor. On the first floor are three generous bedrooms, a shower room and separate bathroom.

Outside the property benefits from a brick paved driveway to the front providing off road parking, an integral single garage (currently used as a workshop) and a good sized established rear gardens which back through to and enjoy a pleasant outlook over adjoining woodland at the rear. Offered to the market CHAIN FREE.

An internal inspection is highly recommended to fully appreciate this stunning property. For further information and to arrange a viewing please call our Tenterden office on 01580762927.



Entrance Porch
4'8 x 2'10 (1.42m x 0.86m)
With part obscured glazed entrance door and window to the front elevation, quarry tiled flooring and further part glazed door opening through to:

Hallway
With multi-panelled glazed double doors opening through to the living room, wooden flooring, radiator, recessed coat/storage space, connecting door to the integral garage and further doors to:

Cloakroom
Fitted with a vanity unit with inset wash-hand basin, low level W.C with concealed cistern and range of fitted cupboards, tiled splash-back, tiled flooring, radiator, recessed ceiling spot lights and obscured glazed window to the rear elevation.

Study
9'7 x 7'6 (2.92m x 2.29m)
With window to the front elevation and radiator.

Living Room
22'6 x 15'2 (6.86m x 4.62m)
With two windows to the front elevation, roof lantern, radiator, curved pedestal log burning stove, wooden flooring and oak staircase with glass balustrade and fitted storage beneath. Open plan through to:

Kitchen/Dining Room
19'9 x 14'6 max (6.02m x 4.42m max)
This impressive room is fitted with a range of grey gloss cupboard and drawer base units with complementing quartz work surface with matching splash-backs, inset grey 1.5 bowl stainless steel sink unit, inset 5 burner NEFF gas hob with glass back plate and stainless steel extractor canopy above, upright unit housing integrated NEFF double oven, integrated BOSCH dishwasher, space and point for American style fridge/freezer, central kitchen island fitted with a range of grey glass style cupboards and quartz work surface with fitted breakfast bar, recessed ceiling spot lights, wooden flooring with under floor heating, window to the rear elevation enjoying views over the garden and adjoining woodland beyond, part glazed door allowing access to the rear lobby/garden, space for table and chairs, glazed double doors to the rear elevation allowing access through to the garden and further double doors to:

Conservatory
14'0 x 10'3 (4.27m x 3.12m)
Being fully double glazed with a range of windows, glazed double doors to the rear elevation allowing access through to the garden, wood effect flooring and wall mounted electric heater.

Rear Lobby
With wooden flooring, glazed door to the rear elevation allowing access to the garden and fitted pantry style double cupboard.

First Floor

Landing
With stairs rising from the living room/ kitchen/dining room, access to loft space, radiator, fitted airing cupboard housing insulated hot water tank and doors to:

Bedroom 1
14'1 x 13'3 (4.29m x 4.04m)
With window to the front elevation, range of fitted wardrobes with sliding doors and radiator.

Bedroom 2
14'1 x 9'3 (4.29m x 2.82m)
With window to the rear elevation enjoying pleasant views over the garden and adjoining woodland beyond, range of fitted wardrobes and radiator.

Bedroom 3
16'1 x 6'7 (4.90m x 2.01m)
Being triple aspect with windows to the front and rear as well as an attractive *feature window to the side elevation, fitted double wardrobe and radiator.

Bathroom
Fitted with a vanity unit with inset wash-hand basin, low level W.C with concealed cistern and range of fitted cupboards, panelled bath with mixer tap and hand held shower attachment tiled flooring, radiator, recessed ceiling spot lights and obscured glazed window to the rear elevation.

Shower Room
Fitted with a low level W.C and corner shower cubicle with double sliding doors, radiator, obscured glazed window to the front elevation, part tiled walls and flooring,

Outside

Integral Garage/Workshop
19'4 x 8'3 max (5.89m x 2.51m max)
Currently utilised as a workshop space with a stud wall to the front elevation (garage up and over door still in situ behind stud wall), fitted with a range of shelving/work benches, part glazed door to the rear elevation allowing access to the garden, pedestal wash-hand basin, space and plumbing for washing machine, wall mounted gas fired boiler, light and power connected.

Gardens
To the front a brick paved driveway provides off road parking for two cars with an area of lawn to one side being interspersed with a selection of trees/shrubs. Gated side access leads to:

The established rear garden backs through to and enjoying pleasant views over adjoining woodland at the rear, abutting the rear and running the width of the property is a raised decked terrace offering a private space for outside dining and entertaining, steps descend to a large area of sloping lawn being bordered with a range of beds planted with a mixture of mature shrubs and seasonal flowers, in one corner is a useful detached timber store.

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.



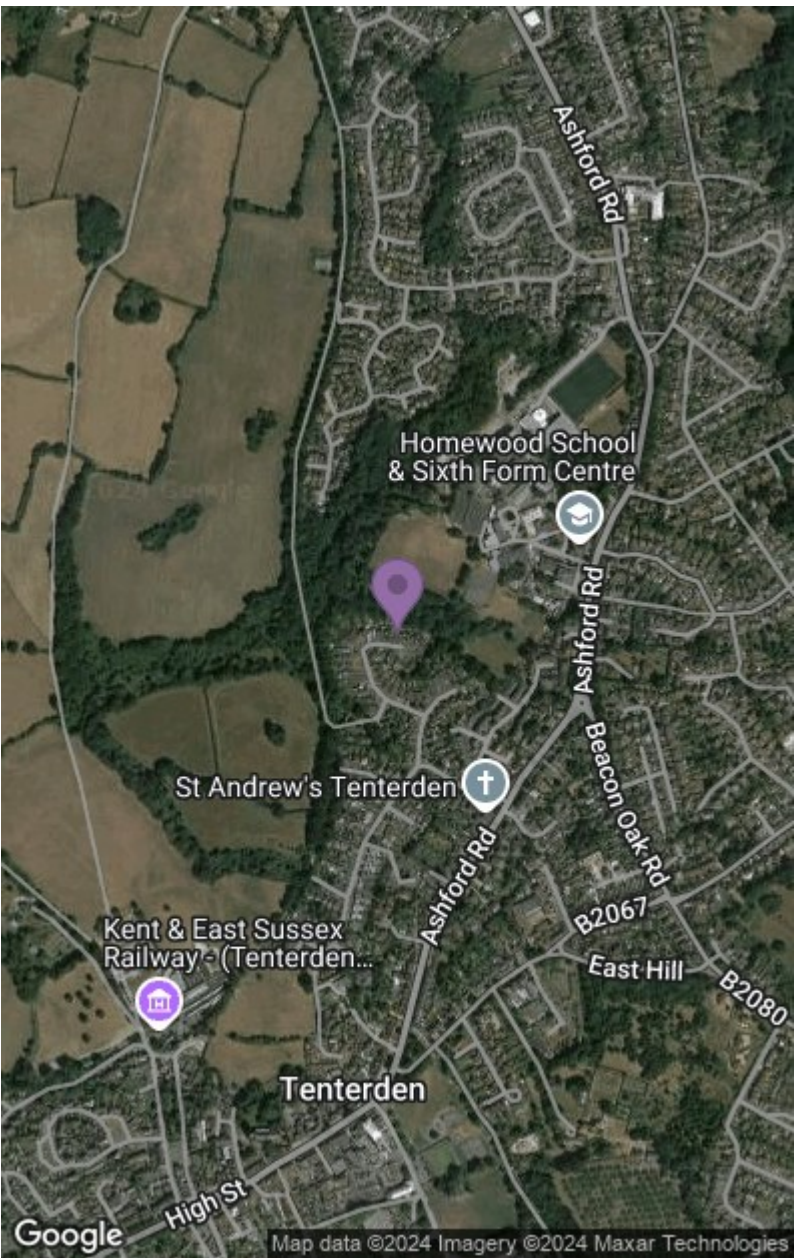


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(48-54) E			(48-54) E		
(39-47) F			(39-47) F		
(31-38) G			(31-38) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





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