

**RUSH  
WITT &  
WILSON**



**34 William Judge Close, Tenterden, Kent TN30 7DS  
Offers In The Region Of £465,000**

Rush Witt & Wilson are pleased to offer this attractive detached bungalow occupying a tucked away location on a private road within level walking distance of Tenterden High Street.

The accommodation offers scope to enhance and comprises a generous entrance hallway, kitchen/dining room with adjoining sun room, living room with feature fireplace, utility room, 2 bedrooms the main with an en-suite shower room and bathroom.

Outside the property offers landscaped gardens to the front, side and rear, the latter being of a good size and benefitting from a westerly aspect. To the front/side is off road parking and an attached single garage. Offered to the market CHAIN FREE. An internal inspection of this delightful bungalow is highly recommended. For further information and to arrange your viewing please call our Tenterden office on 01580 762927.

#### **Reception Hallway**

15'5 max x 10'5 (4.70m max x 3.18m)

Obscure glazed entrance door and window to the front elevation, tiled flooring, access to loft space, airing cupboard housing insulated hot water tank, open archway through to kitchen/dining room and open archway leading to:

#### **Living Room**

16'1 x 9'9 (4.90m x 2.97m)

Double aspect with attractive box bay window to the front and further window to the side elevation, two radiators, tiled flooring, feature fireplace with inset gas fire, archway through to:

#### **Kitchen/Dining Room**

16'2 x 11'3 (4.93m x 3.43m)

Double aspect with windows to side and rear elevations, fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complimenting work surface with tiled splashback, inset stainless steel sink unit with side drainer, inset four ring

induction hob with integrated oven beneath and extractor canopy above, integrated full height fridge, fitted larder/storage cupboard, two radiators, fitted breakfast bar, space for table and chairs, glazed patio doors leading through to:

#### **Sun Room**

14'3 x 8'9 (4.34m x 2.67m)

With a range of windows to both side and rear elevations, glazed sliding patio doors with access onto the garden, tiled flooring, wall mounted electric heater.

#### **Utility Room**

5'8 x 5'4 (1.73m x 1.63m)

Part glazed door with access onto the garden, base cupboard units with work surface above, inset stainless steel sink unit with side drainer, space and plumbing for washing machine, space for tumble dryer, wall mounted cupboard storage, wall mounted gas fired central heating boiler, tiled flooring.

#### **Bedroom Two**

11'7 x 8'3 (3.53m x 2.51m )

Window to the front elevation, double fitted wardrobe, radiator.

#### **Bathroom**

Obscure glazed window to the side elevation, fitted with a white suite comprising low level wc, pedestal wash hand basin, panel enclosed bath, fully tiled walls and floor, radiator.

#### **Bedroom One**

10'4 x 8'9 (3.15m x 2.67m)

Window to the rear elevation overlooking the rear garden, two fitted double wardrobes, radiator, door leading through to:

#### **En-Suite Shower Room**

Obscure glazed window to the rear elevation, fitted with a white suite comprising low level wc, pedestal wash hand basin, corner shower cubicle with double sliding doors, radiator, part tiled walls, tiled flooring.

#### **Outside**

#### **Front Garden**

To the side of the bungalow a driveway provides off road parking and access to the attached single garage. To the front is an area of paved and gravelled garden bordered with a range of beds planted with a mixture of mature shrubs, gated side access leading to:

#### **Rear Garden**

Of a good size being fully landscaped including a number of paved seating areas and circular beds planted with an array of seasonal flowers and mixture of established shrubs, further area of gravelled garden to one side, generous timber garden shed.

#### **Attached Single Garage**

17'3 x 8'5 (5.26m x 2.57m)

Electric up and over door to the front elevation, obscure glazed personal door to the side allowing access onto the garden, light and power connected.

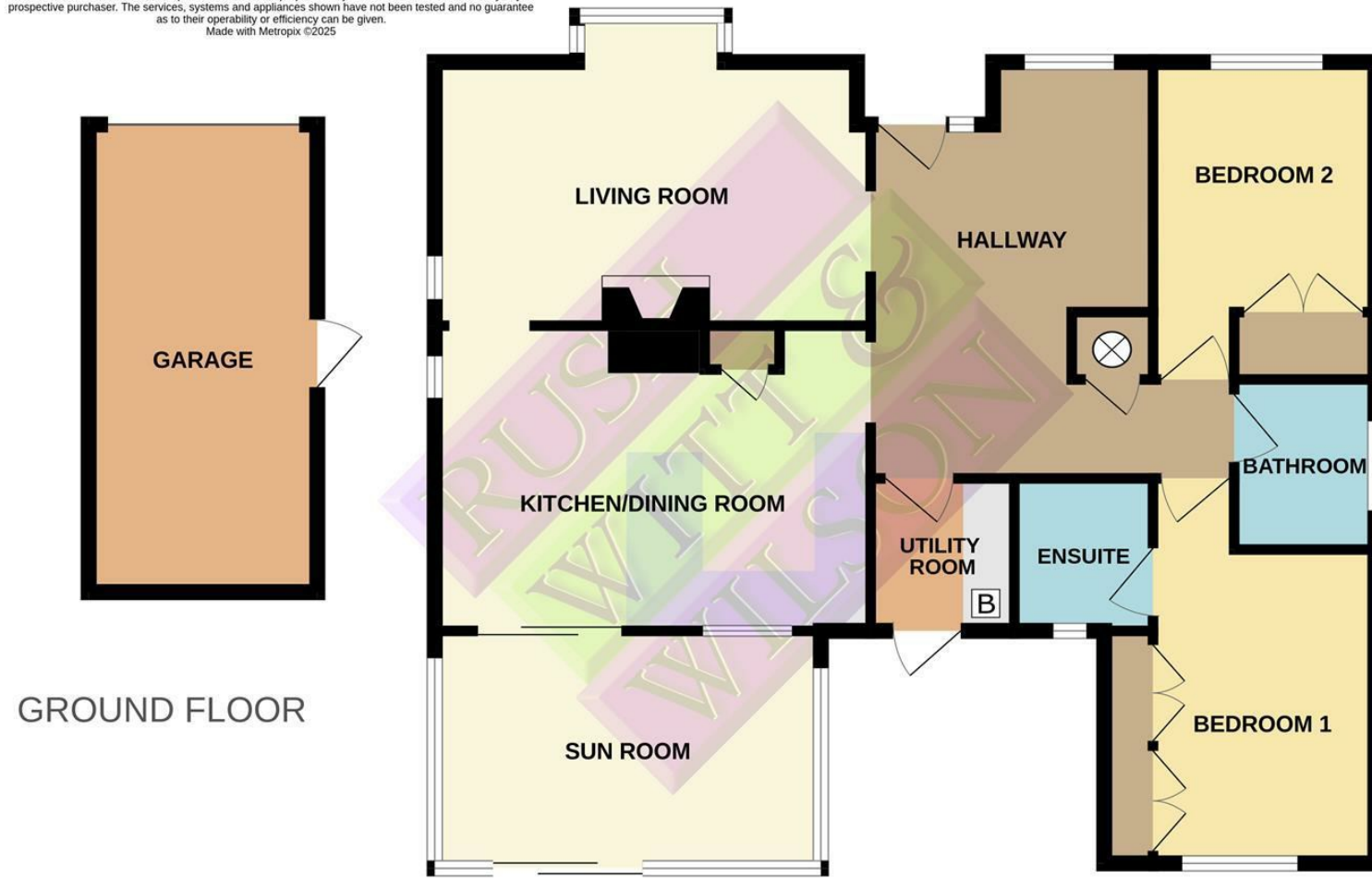
#### **Agent Note**

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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GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			82
(92-98)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		66	

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Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(12-18)	A		
(19-24)	B		
(25-29)	C		
(30-34)	D		
(35-39)	E		
(40-44)	F		
(45-49)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

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