

**RUSH  
WITT &  
WILSON**



**1 Austens Orchard Smallhythe Road, Tenterden, TN30 7LQ  
Offers In The Region Of £575,000**

**Rush Witt & Wilson are pleased to offer an exciting opportunity to acquire this detached chalet style home occupying a highly desirable and private cul-de-sac location within a short level walk of the picturesque tree lined High Street of Tenterden.**

**The accommodation is in need of some improvement/updating and comprising of a generous entrance hallway, cloakroom, kitchen/breakfast room, living room and dining room on the ground floor. On the first floor are three bedrooms, the main with an en-suite bathroom and shower room.**

**Outside the property benefits from an integral single garage, driveway parking and a good sized rear garden benefitting from a westerly aspect. The property is offered to the market CHAIN FREE.**

**We would advise early inspection to fully appreciate this home's wonderful location. For further information and to arrange a viewing please call our Tenterden office.**



### **Entrance Hallway**

With part obscured glazed entrance door and window to the front elevation, stairs rising to the first floor with recessed storage area beneath, fitted coat cupboard, two radiators, wooden flooring, door to the integral garage and further doors to:

### **Cloakroom**

Fitted with a coloured suite comprising low level W.C and wall mounted wash-hand basin with tiled splash-back, obscured glazed window to the front elevation, tiled flooring and radiator.

### **Living Room**

18'3 x 11'8 (5.56m x 3.56m)

With window and glazed patio doors to the rear elevation enjoying a pleasant outlook over the garden, feature fireplace with exposed brick surround, wooden flooring, radiator and multi-panelled glazed double doors opening through to:

### **Dining Room**

10'6 x 9'6 (3.20m x 2.90m)

With window to the rear elevation, part glazed door from the entrance hallway and radiator.

### **Kitchen/Breakfast Room**

11'11 max x 15'11 (3.63m max x 4.85m)

Fitted with a range of shaker style cupboard and drawer base units with matching wall mounted glazed cupboards, complementing woodblock work surface with inset stainless steel 1.5 bowl sink/drainage unit with tiled splash-backs, inset four burner gas hob with extractor canopy above, upright unit housing integrated AEG double oven, space and point for dishwasher, space and plumbing for washing machine, space and point for free standing fridge/freezer, space for table and chairs, tiled flooring, radiator, two windows to the front elevation and part glazed door allowing access to the garden.

### **First Floor**

#### **Landing**

With stairs rising from the entrance hallway, access to loft space and doors to:

### **Bedroom 1**

16'11 max x 8'10 (5.16m max x 2.69m)

With two Velux style windows to the rear elevation, range of fitted wardrobes, radiator and door to:

### **En-Suite Bathroom**

Fitted with a coloured suite comprising low level W.C, pedestal wash-hand basin, panelled bath with hand held shower attachment, part tiled walls, radiator, window to the front elevation and fitted airing cupboard housing insulated hot water tank.

### **Bedroom 2**

17'0 max x 9'0 (5.18m max x 2.74m)

Being double aspect with window to the front and Velux style window to the rear elevation, two fitted wardrobes and two radiators.

### **Bedroom 3**

9'8 x 7'1 (2.95m x 2.16m)

With Velux style window to the rear elevation and radiator.

### **Shower Room**

Fitted with a cream gloss vanity unit with low level W.C, inset wash-hand basin and range of fitted storage, corner shower cubicle with sliding doors, stainless steel heated towel rail, fully tiled walls and Velux style window to the front elevation.

### **Outside**

#### **Garden**

To the front a driveway providing off road parking and access to the integral single garage with an area of lawn bordered with a well stocked beds planted with a range of shrubs and seasonal flowers. Gated side access leads to:

The established rear garden is of a good size and benefits from a westerly aspect, abutting the rear of the property is a paved patio area offering space for outside dining and entertaining, this leads to an area of lawn being bordered with well stocked beds planted with a selection of trees, mature shrubs and an array of seasonal flowers.

### **Integral Single Garage**

17'10 x 9'2 max (5.44m x 2.79m max )

With up and over door to the front elevation, window to the side, wall mounted gas fired boiler, range of fitted storage cupboards, radiator, connecting door to the entrance hallway, light and power connected.

### **Agent Note**

Council Tax Band: F

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

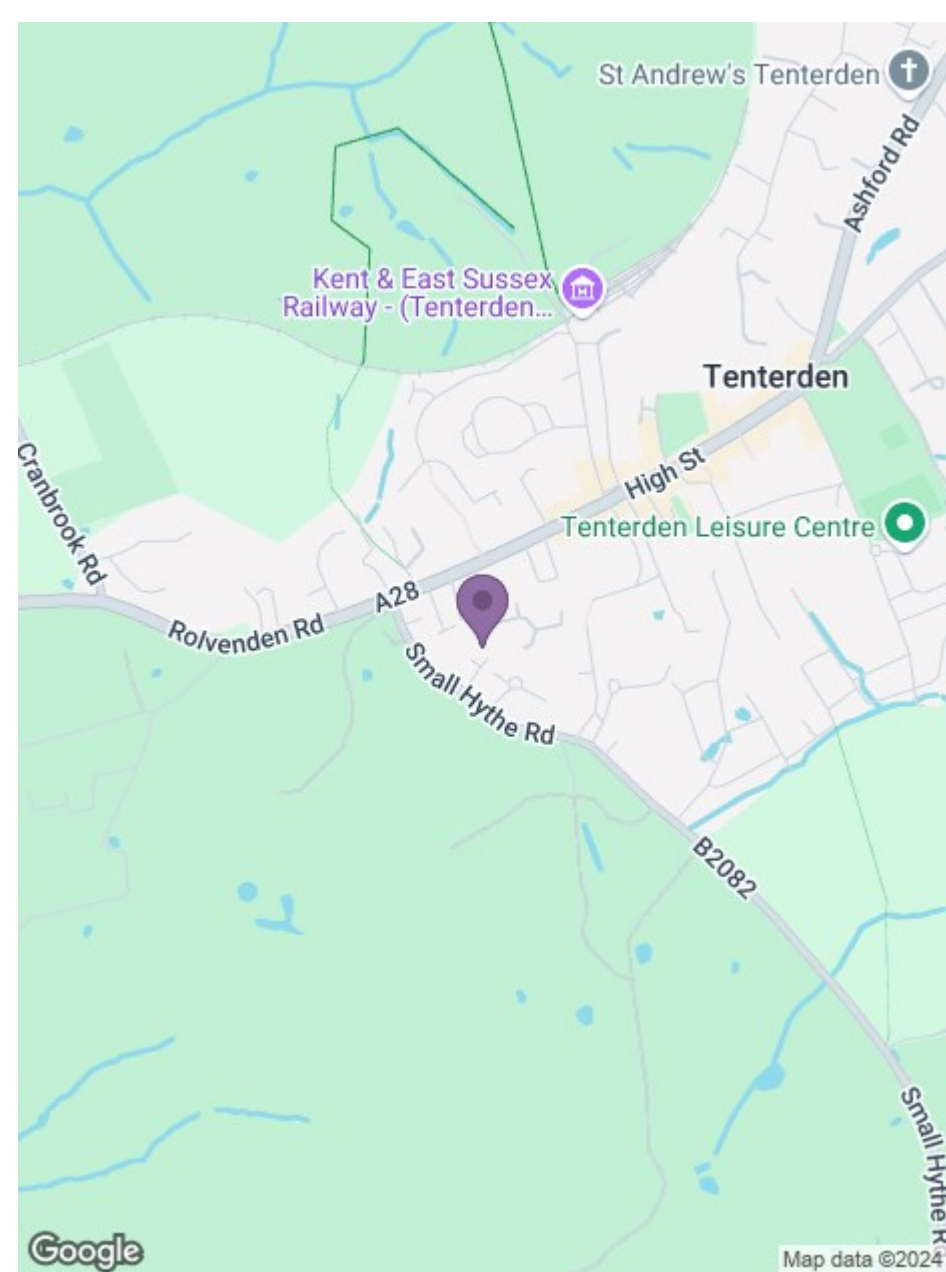


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
England & Wales		65	77
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		





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