

**RUSH  
WITT &  
WILSON**



**24 Greenside, High Halden, Kent TN26 3LT  
Offers In The Region Of £265,000 Freehold**



Rush Witt & Wilson are pleased to offer this well-proportioned mid-terrace family home located in the heart of High Halden.

The accommodation offers scope to enhance/modernise and is arranged over two floors comprising of an entrance hallway, living room, kitchen with adjoining dining room and useful side lobby which allows access through to the rear garden on the ground floor. On the first floor are three generous bedrooms, the family bathroom and cloakroom. Outside the property benefits from a good sized rear garden. Offered to the market CHAIN FREE.

For further information and to arrange a viewing please call our Tenterden office.

#### **Entrance Hallway**

Part decorative glazed entrance door to the front elevation, stairs rising to the first floor, doors off to the following:

#### **Living Room**

16'8 x 9'5 max (5.08m x 2.87m max)

Being double aspect with window to the front and glazed double doors to the rear elevation allowing access onto the rear garden, feature fireplace with quarry tiled hearth and inset electric fire, radiator, low level fitted storage cupboards with display shelving above.

#### **Dining Room**

9'2 x 9'4 (2.79m x 2.84m)

Window to the front elevation, access to understairs storage cupboard, radiator, open doorway through to:

#### **Kitchen**

10'6 x 7'11 (3.20m x 2.41m)

Fitted with a range of modern style cupboard and drawer base units with matching wall mounting cupboards, complimenting granite effect worktop surfaces with tiled splashback, inset stainless steel sink with side drainer, space for gas cooker with extractor canopy above, space and plumbing for washing machine, space for low level fridge, tiled flooring, window to the rear elevation, door through to:

#### **Side Lobby**

17'8 x 5'4 (5.38m x 1.63m)

Part glazed doors to the front and rear elevations allowing access through to the rear garden, wood effect flooring, radiator, wall mounted gas fired boiler.

#### **First Floor**

##### **Landing**

Window to the rear elevation, radiator, access to loft space, fitted storage cupboard, doors off to the following:

##### **Bedroom One**

12'9 x 9'3 (3.89m x 2.82m)

Window to the front elevation, fitted wardrobe, radiator.

##### **Bedroom Two**

10'7 x 9'6 (3.23m x 2.90m)

Window to the front elevation, radiator.

##### **Bedroom Three**

9'1 x 7'1 (2.77m x 2.16m)

Window to the rear elevation, radiator.

##### **Bathroom**

Fitted with a white suite comprising pedestal wash hand basin, panel enclosed bath with shower above, tile effect flooring, fully tiled walls, radiator, obscure glazed window to the rear elevation.

##### **Cloakroom/WC**

Fitted with a white suite comprising low level wc, wall mounted wash hand basin, radiator, obscure glazed window to the rear elevation.

#### **Outside**

##### **Rear Garden**

Enclosed rear garden which is predominantly laid to lawn with a generous paved patio area running the width of the property offering space for outside dining and entertaining.

##### **Agents Note**

Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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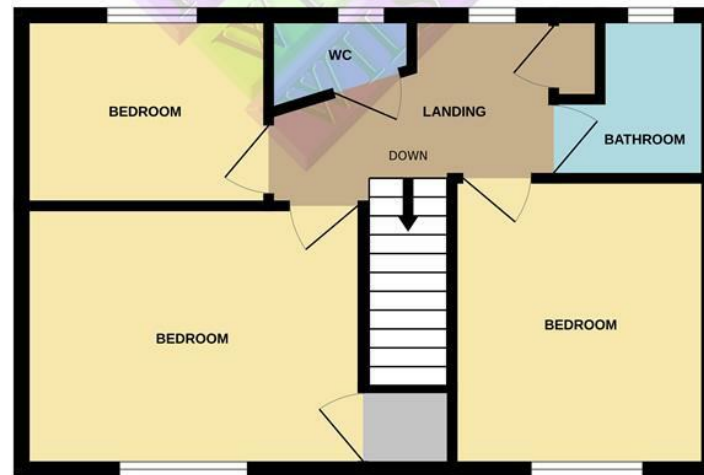
4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

## 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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