

**RUSH  
WITT &  
WILSON**



**31 Tilden Close, High Halden, Kent TN26 3LR  
Offers In The Region Of £335,000**

Rush Witt & Wilson are pleased to offer this well presented terraced family home located at the end of a poplar cul-de-sac in the heart of the village of High Halden. The accommodation is arranged over two floors and comprises an entrance porch, living room, kitchen/dining room and conservatory on the ground floor. Whilst on the first floor are three bedrooms and the family bathroom. Outside the property benefits from a single garage and enclosed rear garden. For further information and to arrange a viewing please call our Tenterden office on 01580762927.

#### Entrance Porch

With part glazed entrance door to the front and windows to both side elevations, tiled flooring and archway opening to:

#### Living Room

16'6 x 11'11 (5.03m x 3.63m)

With window to the front elevation, stairs rising to the first floor, radiator, tiled flooring and glazed double doors opening to:

#### Kitchen/Dining Room

16'6 x 10'10 (5.03m x 3.30m)

Fitted with a range of traditional shaker style cupboard and drawer base units with matching wall mounted cupboards, complimenting woodblock effect work surface with tiled splash-backs, inset stainless steel 1.5 bowl sink/drainage unit, inset five burner gas hob with stainless steel back plate and extractor canopy above, upright unit housing integrated double oven and microwave, integrated fridge/freezer, space and point for dishwasher, space and plumbing for washing machine, wine cooler, breakfast bar area, space and table and chairs, tiled flooring, radiator, window to rear elevation and glazed panelled door giving access to the garden. Double doors leading to:

#### Conservatory

9'4 x 7'8 (2.84m x 2.34m)

Being fully double glazed with a range of high level windows, tiled flooring and door giving access to the garden.

#### First Floor

##### Landing

With stairs rising from the Living Room, shelved airing cupboard and connecting doors to:

##### Bedroom 1

9'7 x 9'1 (2.92m x 2.77m)

With window to the front elevation, radiator and range of fitted wardrobes with mirrored sliding doors.

##### Bedroom 2

11'1 x 7'10 (3.38m x 2.39m)

With window to the front elevation, radiator and range of fitted wardrobes with mirrored sliding doors.

##### Bedroom 3

11'10 x 10'10 (3.61m x 3.30m)

With window to the rear elevation enjoying a pleasant outlook over open farmland to the rear and radiator.

#### Family Bathroom

Modern white suite comprising panelled bath with mixer tap and hand held shower attachment, pedestal wash hand basin, low level W.C, shower cubicle, heated towel rail, tiled flooring, part tiled walls and obscured glazed window to the rear elevation.

#### Outside

##### Garden

To the front is an area of lawn with pathway leading to the front door. To one side a shared driveway proceeds to the rear of the terrace and provides turning space and access to the Single Garage.

The rear garden is predominantly laid to lawn with a paved patio area/pathway accessed from both the Kitchen/Dining Room and Conservatory. Gated side access.

#### Single Garage

With double doors to the front, two windows and personal door to the side elevation giving access to the garden, light and power connected.

#### Agent Note

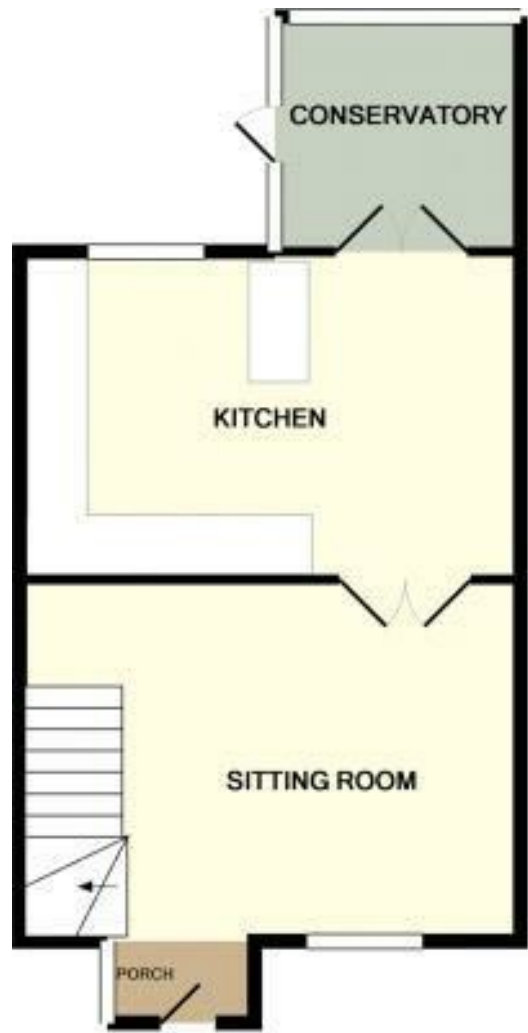
None of the services or appliances mentioned in these sale particulars have been tested.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(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		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			83
(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	



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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