

**RUSH  
WITT &  
WILSON**



**65 Hopes Grove, High Halden, Kent TN26 3ND  
Guide Price £275,000**

Rush Witt & Wilson are pleased to offer this well proportioned mid-terrace home occupying a favoured location in the popular village of High Halden.

The accommodation is arranged over two floors and comprises of an entrance hallway, living room, kitchen/dining room and conservatory on the ground floor. On the first floor are two bedrooms and the family bathroom. Outside the property benefits from a rear garden and allocated parking space.

The vendor's sole agents would advise early inspection to fully appreciate the merits of this great home. For further information and to arrange a viewing please call our Tenterden office.

#### **Entrance Hallway**

With part glazed entrance door to the side and obscured glazed window to the front elevation, stairs rising to the first floor, wooden flooring, radiator and door to:

#### **Living Room**

11'8 x 11'4 (3.56m x 3.45m)

With window to the front elevation, feature fireplace with inset log burning stove, large under stairs fitted storage cupboard, wooden flooring, radiator and door to:

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

14'7 x 8'5 (4.45m x 2.57m)

Fitted with a range of shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with tiled splash-backs and inset stainless steel 1.5 bowl sink/drain unit, inset electric hob with stainless steel extractor canopy above and integrated oven beneath, integrated fridge/freezer, space and plumbing for washing machine, space for table and chairs, wall

mounted gas fired boiler, tiled flooring, window to the rear elevation and glazed door opening to:

#### **Conservatory**

9'10 x 7'6 (3.00m x 2.29m)

Added in 2014 this 'Everest' Edwardian style conservatory benefits from a glass roof and is fully double glazed with a range of windows and double doors to the rear elevation allowing access through to the garden.

#### **First Floor**

##### **Landing**

With stairs rising from the entrance hallway, access to fully boarded loft space, radiator, part shelved airing cupboard housing insulated hot water tank and doors to:

##### **Bedroom 1**

11'11 max x 11'4 (3.63m max x 3.45m)

With window to the front elevation, large fitted wardrobe, wood effect laminate flooring and radiator.

##### **Bedroom 2**

8'5 x 7'7 (2.57m x 2.31m)

With window to the rear elevation, wood effect laminate flooring and radiator.

##### **Bathroom**

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, panelled bath with fixed shower above, stainless steel heated towel rail, part tiled walls and obscured glazed window to the rear elevation.

##### **Outside**

##### **Garden/Allocated Parking Space**

To the front is a small area of garden planted with a selection of established shrubs and pathway

proceeding to the front door.

The rear garden offers a paved patio area accessed from the conservatory offering a private space for outside dining/entertaining, a pathway bordered with a gravelled area to one side and selection of beds planted with a mixture of seasonal flower and mature shrubs leads to a pergola covered gate which opens through to a further paved area with two garden timber stores and gated rear access. To the rear of the property No 65 benefits from an allocated parking space.

##### **Agent Note**

Council Tax Band: C

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 also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these sale particulars have been tested.

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		88
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(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		88
(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	

