

**RUSH  
WITT &  
WILSON**



**3 Wealden Avenue, Tenterden, Kent TN30 6NP  
Guide Price £415,000**

Rush Witt & Wilson are pleased to offer this detached bungalow occupying a highly sought after residential location within easy reach of Tenterden High Street.

The well proportioned accommodation comprises of an entrance hallway, kitchen, living/dining room, conservatory, two bedrooms and bathroom. Outside the bungalow offers an attached single garage, off road parking and good sized rear gardens benefitting from a westerly aspect. The property is offered to the market CHAIN FREE.

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

#### **Entrance Hallway**

With obscured glazed entrance door to the front elevation, fitted cupboard, radiator, access to loft space, glazed double sliding doors through to the living/dining room, further doors to:

#### **Bedroom 1**

11'11 x 10'11 (3.63m x 3.33m)

With window to the front elevation, range of fitted wardrobes and radiator.

#### **Bathroom**

Fitted with a coloured suite comprising low level W.C, pedestal wash-hand basin, panelled bath with fitted shower screen, fully tiled walls, radiator and obscured glazed window to the front elevation.

#### **Bedroom 2**

10'11 x 9'5 (3.33m x 2.87m)

With window to the front elevation, double fitted wardrobe and radiator.

#### **Living/Dining Room**

24'8 x 11'5 max (7.52m x 3.48m max)

With window to the rear elevation overlooking the garden, feature fireplace with inset gas fire, two radiators, glazed door to the kitchen and glazed double doors through:

#### **Conservatory**

13'0 x 7'7 (3.96m x 2.31m)

Being fully double glazed with sliding double doors to the rear elevation, further sliding door to the side and radiator.

#### **Kitchen**

9'2 x 8'4 (2.79m x 2.54m)

Fitted with a range of cream shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing woodblock work surface with inset 1.5 bowl stainless steel sink/drainage unit and tiled splash-backs, inset four burner gas hob with integrated oven beneath and extractor canopy above, space and plumbing for washing machine, fitted wine rack, cupboard with space and point for free standing fridge/freezer, fitted airing cupboard housing insulated hot water tank, cupboard housing floor standing gas fired boiler, window to the rear elevation overlooking the garden and door to:

#### **Lean-To**

10'0 x 2'9 (3.05m x 0.84m)

With obscured glazed windows to the side and door to the rear elevation allowing access to the garden, range of fitted shelving.

#### **Outside**

#### **Gardens**

To the front a driveway provides off road parking and access to the attached single garage, to one side is a

paved area of garden being interspersed with a selection of shrubs and seasonal flowers.

The established rear garden is of good size and benefits from a westerly aspect, abutting the rear of the bungalow is a paved patio area offering space for outside dining and entertaining, this leads to an area of lawn being bordered with well stock beds planted with a selection of trees, mature shrubs and an array of seasonal flowers. To the end of the garden is a timber garden store and fenced off allotment area with a range of raised planters.

#### **Attached Single Garage**

16'8 x 8'4 (5.08m x 2.54m)

With electric roller garage door to the front elevation, part glazed personal door to the rear, light and power connected.

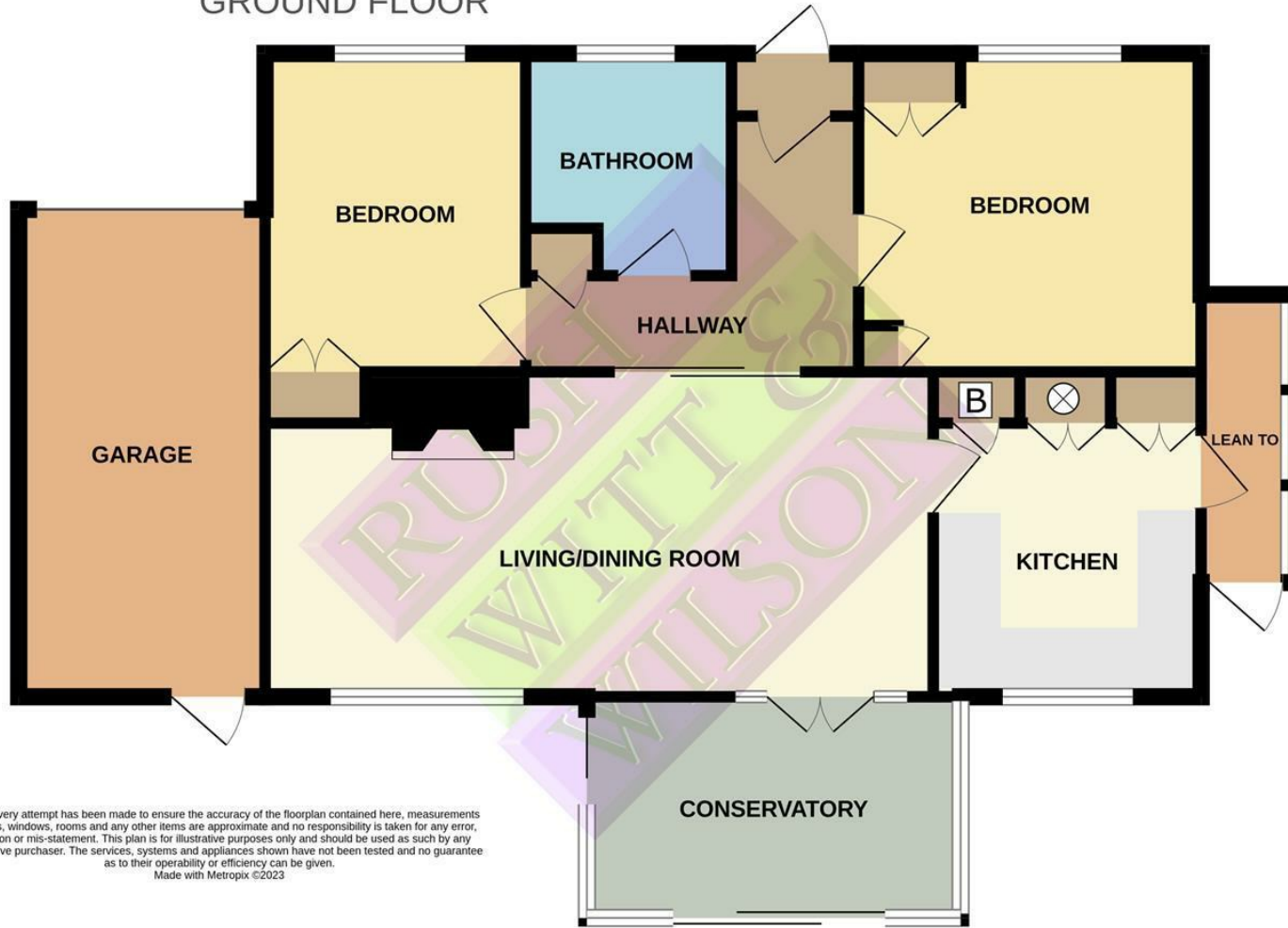
#### **Agent Note**

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.

# GROUND 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
	83
45	

Very energy efficient - lower running costs  
 (92-100) A  
 (81-91) B  
 (69-80) C  
 (57-68) D  
 (45-54) E  
 (31-44) F  
 (1-30) 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  
 (92-100) A  
 (81-91) B  
 (69-80) C  
 (57-68) D  
 (45-54) E  
 (31-44) F  
 (1-30) G  
 Not environmentally friendly - higher CO<sub>2</sub> emissions  
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