



**21 Rothermere Close, Benenden, Kent TN17 4DW  
Offers In The Region Of £295,000 Freehold**



Rush Witt & Wilson are pleased to offer this well proportioned end of terrace family home located in the heart of Benenden village.

The accommodation is arranged over two floors and comprises of an entrance hallway, cloakroom, open plan living/dining room and kitchen on the ground floor. On the first floor are three bedrooms and a wet room. Outside is a single garage en-bloc and private rear garden.

Cranbrook School Catchment. Offered to the market CHAIN FREE. For further information and to arrange a viewing please call our Tenterden office.

#### **Entrance Hallway**

Part obscured glazed entrance door to the side elevation, stairs rising to first floor, wall mounted electric heater, fitted coat cupboard, fitted utility cupboard with space and plumbing for washing machine, space and point for further freestanding appliance, obscured glazed window to the front elevation.

#### **Cloakroom/WC**

Fitted with a coloured suite comprising low level wc, wall mounted wash hand basin with tiled splashback, stainless steel heated towel rail, obscured glazed window to the front elevation.

#### **Kitchen**

9'5 x 8'3 (2.87m x 2.51m)

Fitted with a range of cupboard and drawer base units with matching wall mounted cupboards, complimenting wood effect work surface with generous tiled splashback and inset stainless steel one and a half bowl sink drainer unit, inset four ring electric hob with extractor canopy above, integrated low level fridge, space for dishwasher, tiled flooring, feature window/serving hatch through to:

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

27' max x 14'7 max (8.23m max x 4.45m max)

Window and glazed door to the rear elevation allowing access through to the garden, two wall mounted electric heaters, generous understairs storage cupboard.

#### **First Floor**

##### **Landing**

Stairs rising from the entrance hallway, fitted airing cupboard housing insulated hot water tank and doors leading to:

##### **Bedroom One**

14'7 x 8'6 (4.45m x 2.59m)

Two windows to the front elevation, wall mounted electric heater, fitted wardrobe.

##### **Bedroom Two**

15'6 x 8'6 (4.72m x 2.59m)

Window to the rear elevation, wall mounted electric heater, range of fitted wardrobes.

##### **Bedroom Three**

9'6 x 5'2 (2.90m x 1.57m)

Window to the rear elevation, wall mounted electric heater, fitted wardrobe.

##### **Shower/Wet Room**

Fitted with a suite comprising low level wc, fitted vanity unit with range of fitted storage, tiled work surface with inset wash hand basin, wall mounted shower, part tiled walls, wall mounted heated towel rail, obscure glazed window to the side elevation.

#### **Outside**

##### **Front Garden**

Small area of garden with an area of lawn, pathway proceeding to the front door, bordered with a selection of beds planted with a range of roses and an array of seasonal flowers.

##### **Rear Garden**

Being part walled and benefitting from a southerly aspect with a paved patio area abutting the rear of the property offering space for outside dining and entertaining which leads to a small area of level lawn bordered with a range of beds planted with a mixture of mature shrubs and seasonal flowers, gated side access.

##### **Garage En-Bloc**

Single garage with up and over door to the front elevation.

#### **Agents Note**

Council Tax Band - D

Management fee £14.82 p/a

Grounds and Estate Maintenance £132.32 p/a

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.

#### **Important Notice:**

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

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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		
A		
B		
C		
D		
E		
F		
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		
A		
B		
C		
D		
E		
F		
G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	





