

**RUSH
WITT &
WILSON**



**Enidor Beacon Oak Road, Tenterden, Kent TN30 6RY
Offers In The Region Of £375,000**

Rush Witt & Wilson are pleased to offer an exciting opportunity to acquire this well-presented semi-detached bungalow occupying a highly desirable location within walking distance of the picturesque tree lined High Street of Tenterden.

The well proportioned accommodation comprising of a generous entrance hallway, two bedrooms, living/dining room with direct access to the garden, kitchen and utility room. Outside the property benefits from established well stocked gardens to the front and rear and off road parking for one car.

An internal inspection is highly recommended on this delightful bungalow. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

Entrance Hallway

Part decorative glazed entrance door to the front elevation, two fitted storage/coat cupboards, access to loft space, radiator, doors off to the following:

Bathroom

Fitted with a modern white suite comprising low level wc, pedestal wash hand basin, P-shaped panelled bath with mixer tap, shower above and fitted screen, part tiled walls, stainless steel heated towel rail, obscure glazed window to the front elevation.

Bedroom Two

11'5 x 7'5 (3.48m x 2.26m)

Window to the front elevation, radiator.

Bedroom One

12'9 x 10'9 (3.89m x 3.28m)

Glazed double doors to the rear elevation allowing access through to the garden, radiator.

Living/Dining Room

21'8 x 11'2 (6.60m x 3.40m)

Triple aspect with windows to the front and side elevations and glazed double doors to the rear allowing access through to the garden, two radiators, glazed double doors opening through to:

Kitchen

11'1 x 9'6 (3.38m x 2.90m)

Fitted with a range of shaker style cupboards and drawer base units with complimenting worksurface with inset one and a half bowl ceramic sink drainer unit, inset electric hob with glass back plate, integrated oven beneath and extractor canopy above, space and point for freestanding fridge/freezer, space and point for further low level appliance, wood effect flooring, window and glazed door leading through to:

Utility Room

9'7 x 5'8 (2.92m x 1.73m)

Fitted cupboard base units with worksurface over, space and plumbing for washing machine, range of windows to both side and rear elevations, glazed door allowing access through to the garden.

Outside

Front Garden

To the front there is a good sized area of garden predominately laid to lawn with steps off of Beacon Oak Road proceeding to the front door where there is a delightful covered veranda offering space for seating. There is a large area of level being bordered by a range of well stocked beds planted with a range of shrubs and seasonal flowers. Gated side access leads to:

Rear Garden

Offers a paved patio area offering space for outside

dining and entertaining which leads to an area of level lawn being bordered with a range of beds, planted with a mixture of trees, shrubs and seasonal flowers, there is a timber garden store and area of hardstanding providing off road parking for one vehicle being accessed along an unmade road off of Craythorne to the rear.

Agents 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.

Council Tax Band – D

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

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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GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



