

**RUSH  
WITT &  
WILSON**



**1 Orchard View Shrubcote, Tenterden, Kent TN30 7BW  
Offers In The Region Of £535,000**

**Rush Witt & Wilson are pleased to offer this extremely well presented link-detached family home enjoying a popular location within walking distance the picturesque high street of Tenterden.**

**The well-proportioned accommodation is arranged over two floors and comprises of an entrance hallway, cloakroom, utility area, living room and stunning kitchen/dining room offering direct access to the garden on the ground floor. On the first floor there are three bedrooms, the main with an en-suite shower room and family bathroom. Outside the property offers a generous driveway, attached single garage and good sized rear garden.**

**An internal inspection of this impressive home is highly recommended, please call our Tenterden Branch on 01580 762927 for further information.**



### **Entrance Hallway**

With part decorative glazed entrance door to the front elevation, grey oak effect laminate flooring, radiator, multi panelled glazed door through to the inner hallway and further door to:

### **Cloakroom**

Fitted with a modern suite comprising low level W.C and wall mounted wash-hand basin, stainless steel heated towel rail, grey oak effect laminate flooring, part tiled walls and obscured glazed window to the front elevation.

### **Inner Hallway**

With stairs rising to the first floor with recessed storage space beneath, radiator, grey oak effect laminate flooring, multi panelled glazed door through to the living room and further door to:

### **Utility Area**

6'4 x 4'2 (1.93m x 1.27m)

Fitted with a cupboard base unit with work surface over, space and plumbing for washing machine, wall mounted gas fired boiler, grey oak effect laminate flooring and door to:

### **Kitchen/Dining Room**

19'1 x 12'2 max (5.82m x 3.71m max)

Fitted with a range of 'white gloss' cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with matching splash-back and inset 1.5 bowl sink/drain unit, inset Bosch four ring electric hob with integrated Bosch oven beneath and extractor canopy above, upright unit housing integrated Bosch microwave, integrated fridge/freezer, integrated dishwasher, fitted wine rack, space for table and chairs, radiator, grey oak effect laminate flooring, window to the rear elevation, glazed double doors allowing access through to the garden, further part glazed door to the side elevation. Folding double doors with frosted glazed panels open through to:

### **Living Room**

16'7 x 12'4 max (5.05m x 3.76m max)

With attractive bay window to the front elevation, two radiators and grey oak effect laminate flooring.

## **First Floor**

### **Landing**

With stairs rising from the hallway, window to the side elevation, access to loft space, radiator and fitted airing cupboard housing insulated hot water tank. Doors to:

### **Master Bedroom**

16'7 x 10'8 (5.05m x 3.25m)

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

### **En-Suite Shower Room**

Fitted with a modern white suite comprising low level W.C, 'white gloss' vanity unit with inset wash-hand basin and fitted cupboard beneath, walk-in shower cubicle with glass door, stainless steel heated towel rail, window to the side elevation, fully tiled walls and flooring.

### **Bedroom 2**

12'2 x 9'1 (3.71m x 2.77m)

With window to the rear elevation and radiator.

### **Bedroom 3**

10'3 max x 8'1 max (3.12m max x 2.46m max)

With window to the front elevation, fitted storage cupboard and radiator.

### **Family Bathroom**

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

### **Outside**

#### **Gardens**

To the front is a generous block-paved driveway recently added by the current owners providing off road parking for a number of cars as well as the original driveway providing further parking and access to a attached single garage, The driveway is bordered on one side with an established bed planted with a mixture of shrubs and seasonal flowers. Gated

side access leads to:

The rear garden is of a good size and is predominately laid to lawn being boarded with a range of well stocked beds planted with a mixture of mature shrubs and seasonal flowers. There is a curved paved patio abutting the rear of the property and extending down one side offering a perfect space for outside dining/entertaining with a paved pathway leading to a timber garden store at the end of the garden.

### **Attached Single Garage**

19'3 x 8'0 (5.87m x 2.44m)

With up and over door to the front and personal door to the rear allowing access through to the garden, range of fitted storage cupboard base units with matching wall mounted cupboards, light and power connected.

### **Agent Note**

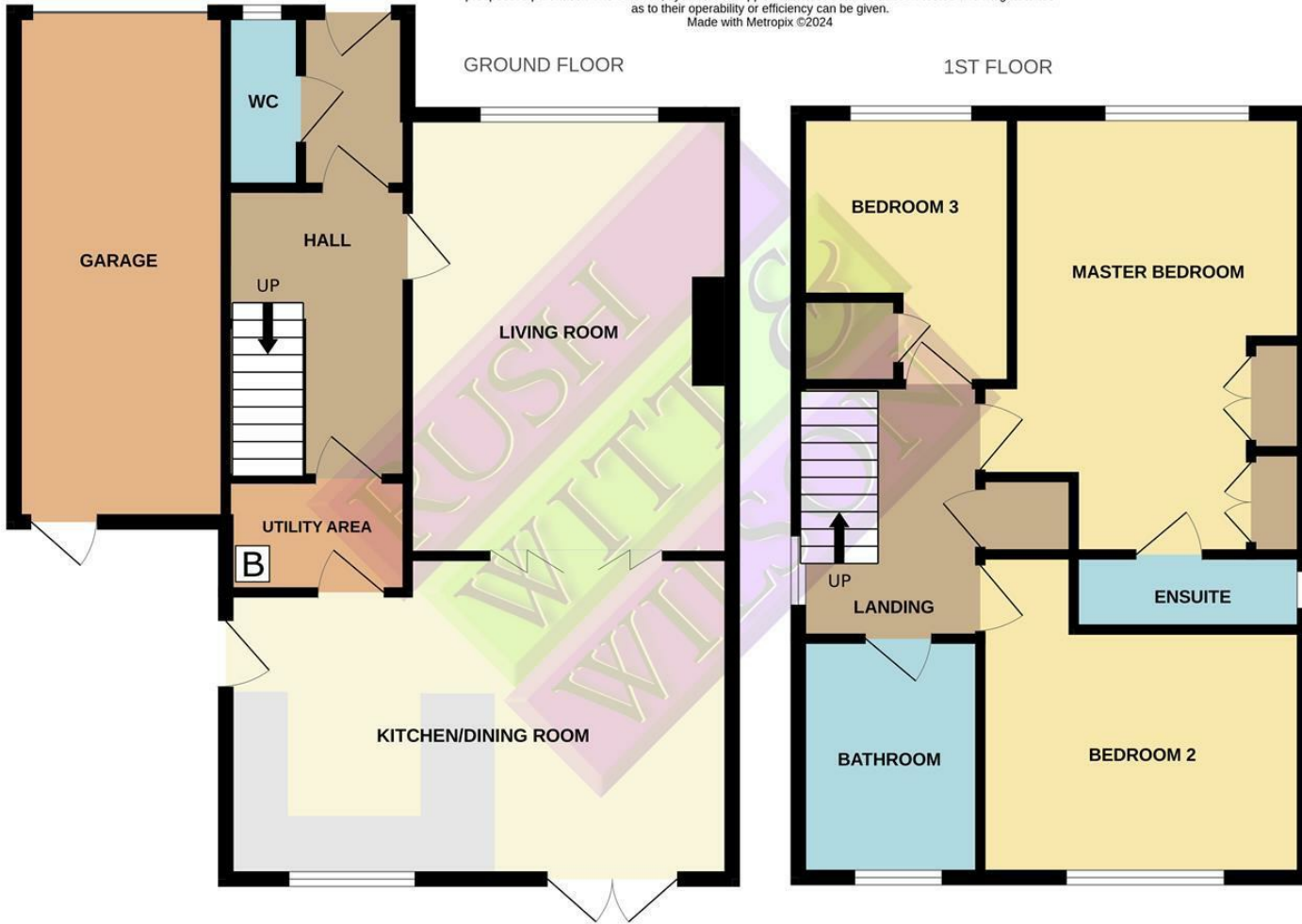
Council Tax Band: E

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.

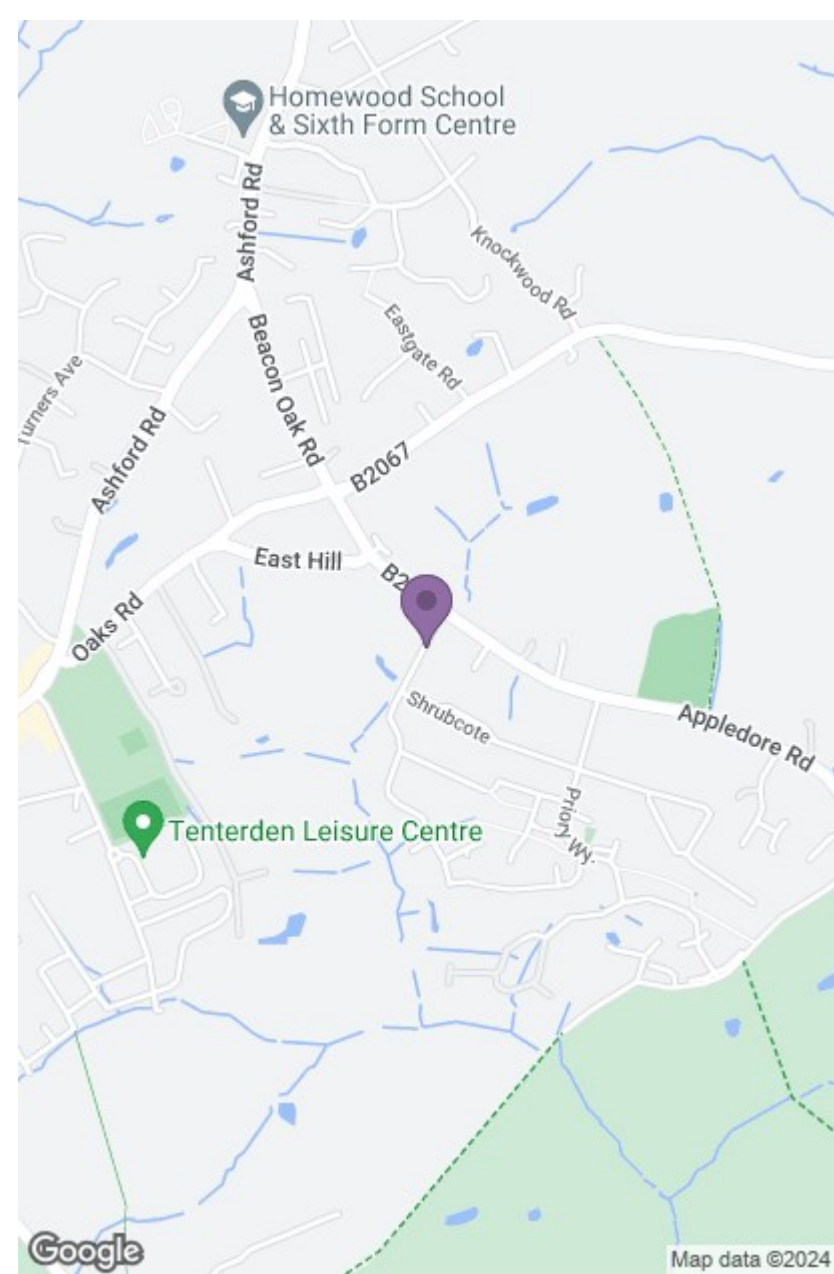
Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.



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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) <b>A</b>		(81-91) <b>A</b>	
(69-81) <b>B</b>		(69-80) <b>B</b>	
(55-68) <b>C</b>		(55-68) <b>C</b>	
(45-54) <b>D</b>		(45-54) <b>D</b>	
(35-44) <b>E</b>		(35-44) <b>E</b>	
(21-34) <b>F</b>		(21-34) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>71</b>	<b>83</b>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC



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