

**RUSH  
WITT &  
WILSON**



**4 Woodbury Gardens High Street, Tenterden, Kent TN30 6JS  
Guide Price £205,000**

Rush Witt & Wilson are pleased to offer this attractive 'bijou' cottage occupying a tucked away setting off of the picturesque tree lined high street of Tenterden.

The well presented accommodation is arranged over two floors comprising of an entrance hallway and bedroom with en-suite bathroom on the ground floor. On the first floor is a delightful open plan kitchen/living/dining room. Outside the cottage benefits from an allocated parking space and courtyard garden.

This freehold cottage would make a great holiday let/investment purchase or second home, but also be a perfect opportunity for a first time buyer to get onto the property ladder. For further information and to arrange a viewing please call our Tenterden office.

#### **Entrance Hallway**

With part glazed entrance door to the front elevation, stairs rising to the first floor, radiator, laminate flooring and oak door leading to:

#### **Bedroom**

10'3 x 8'11 max (3.12m x 2.72m max)

With sash window to the front elevation, radiator, fitted double wardrobe and oak door leading to:

#### **En-Suite Bathroom**

Modern white suite comprising low level W.C, 'white gloss' vanity unit with inset wash-hand basin, cupboard beneath and tiled splash-back, panelled bath with mixer tap and hand held shower attachment, wall mounted heater towel rail and window to the front elevation.

#### **First Floor**

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

12'1 x 9'1 (3.68m x 2.77m)

Being double aspect with windows to the front and side elevations, feature fireplace, low level fitted cupboard housing gas fired boiler, radiator and being open plan to:

##### **Kitchen**

9'1 x 5'9 (2.77m x 1.75m)

Fitted with a range of modern shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with matching splash-backs and inset stainless steel sink/drain unit, inset NEFF four ring induction hob with integrated NEFF oven beneath and extractor canopy above, integrated fridge/freezer, Miele washing machine, recessed ceiling spot lights, access to loft space and sash window to the front elevation.

#### **Outside**

##### **Off Road Parking Space/Garden**

4 Woodbury Gardens is tucked off the High Street approached through an archway between Numbers 135 & 137 High Street, Located on the right is an allocated parking space and gated access to a brick paved pathway which extends to the front door with an private area of garden to one side offering an level area of artificial lawn, well stocked flower bed and timber garden store.

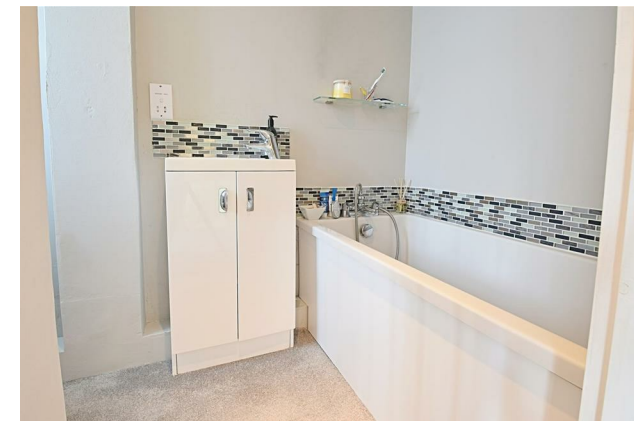
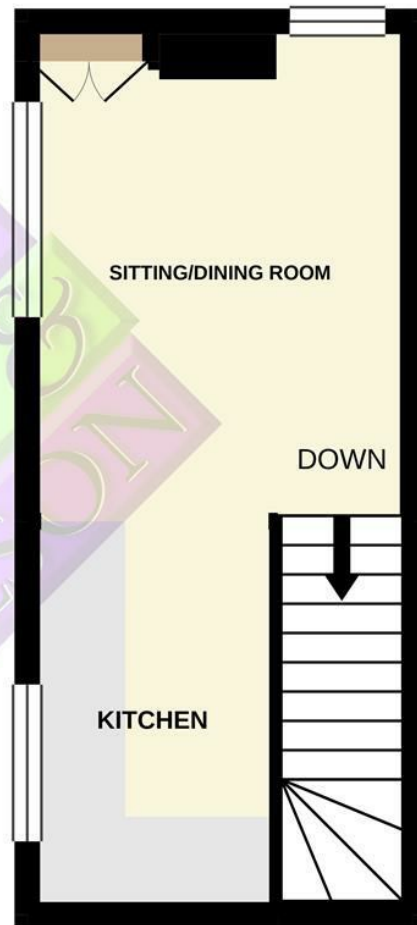
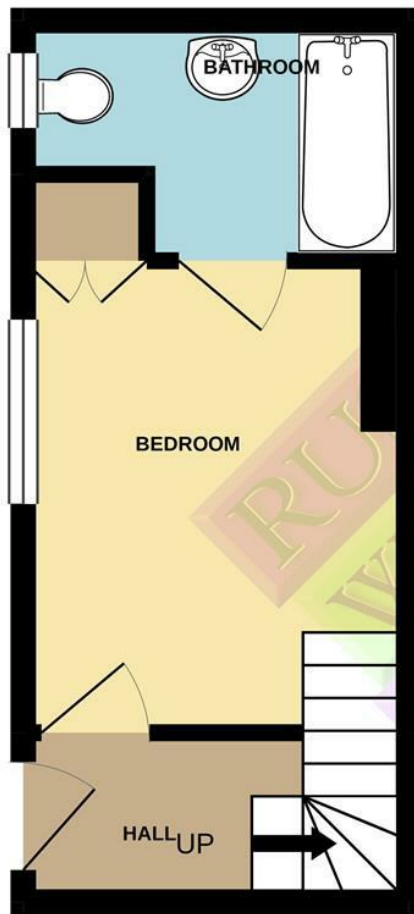
#### **Agent Note**

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

Please note, the adjoining cottages have a right away along the brick paved pathway allowing them access through to their allocated parking spaces.





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			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(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			87
(81-91) B			
(69-80) C			
(55-68) D		63	
(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	

