

**RUSH  
WITT &  
WILSON**



**41 Springfield Avenue, St. Michaels, Tenterden, Kent TN30 6NJ  
Offers In The Region Of £395,000**

Rush Witt & Wilson are pleased to offer this well-presented semi-detached family home occupying a quiet and popular location within the heart of St. Michaels, being just a short walk from local amenities. The well proportioned accommodation is arranged over two floors comprising of an entrance hallway, living/dining room with log burning stove, kitchen and cloakroom on the ground floor. On the first floor are three generous bedrooms and the family bathroom. Outside the property benefits from a attached single garage and gardens to the front and rear. For further information and to arrange a viewing please call our Tenterden office on 01580762927

**Entrance Hallway**

With part decorative glazed entrance door to the side elevation, stairs rising to the first floor with fitted storage cupboard beneath, wood effect luxury vinyl tile flooring, radiator and connecting doors leading through to:

**Living/Dining Room**

20'1 max x 14'9 max (6.12m max x 4.50m max )  
With two windows to the front elevation, feature fireplace with inset log burning stove, range of fitted shelving, two radiators and wood effect luxury vinyl tile flooring.

**Kitchen/Breakfast Room**

13'5 max x 8'10 (4.09m max x 2.69m )  
Fitted with a range of wooden shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing granite effect work surface with matching splash-back and inset stainless steel sink/drainage unit, inset electric hob with stainless steel extractor canopy above and integrated oven beneath, integrated low level fridge and separate freezer, integrated dishwasher, integrated washing machine, integrated wine cooler, fitted pantry cupboard, cupboard housing wall mounted Worcester gas fired boiler (installed 2021), tiled flooring, window to the rear elevation overlooking the garden and door to:

**Rear Lobby**

With obscured glazed door allowing access to the garden, tiled flooring and door to:

**Cloakroom**

Fitted with a white suite comprising low level W.C and wall mounted wash-hand basin,

**First Floor****Landing**

With stairs rising from the entrance hallway, window to the side elevation, access to loft space and connecting doors leading to:

**Bedroom 1**

14'9 x 11'11 (4.50m x 3.63m )  
With window to the front elevation, range of full height fitted wardrobes and radiator.

**Bedroom 2**

10'4 x 8'10 (3.15m x 2.69m )  
With window to the rear elevation, shelved airing cupboard housing insulated hot water tank and radiator

**Bedroom 3**

10'4 x 7'8 (3.15m x 2.34m )  
With window to the front elevation, wood effect flooring and radiator.

**Family Bathroom**

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, P shaped panelled bath with fixed shower above and fitted screen, part tiled walls, heated towel rail and obscured glazed window to the rear elevation.

**Outside****Gardens**

To the front is a raised area of lawn bordered with a selection a beds planted with a mixture of shrubs and

seasonal flowers, to one side a shared driveway allows access to the single garage with steps leading to a covered porch/entrance door.

The rear garden is of a good size with a small patio abutting the rear of the property leading to a level lawn with a further paved patio area to the end of the garden offering a perfect space and outside dining/entertaining.

**Attached Single Garage**

15'9 x 9'3 (4.80m x 2.82m)  
Being one of a block of three located to the rear of the property with part glazed double doors to the front elevation, light and power connected.

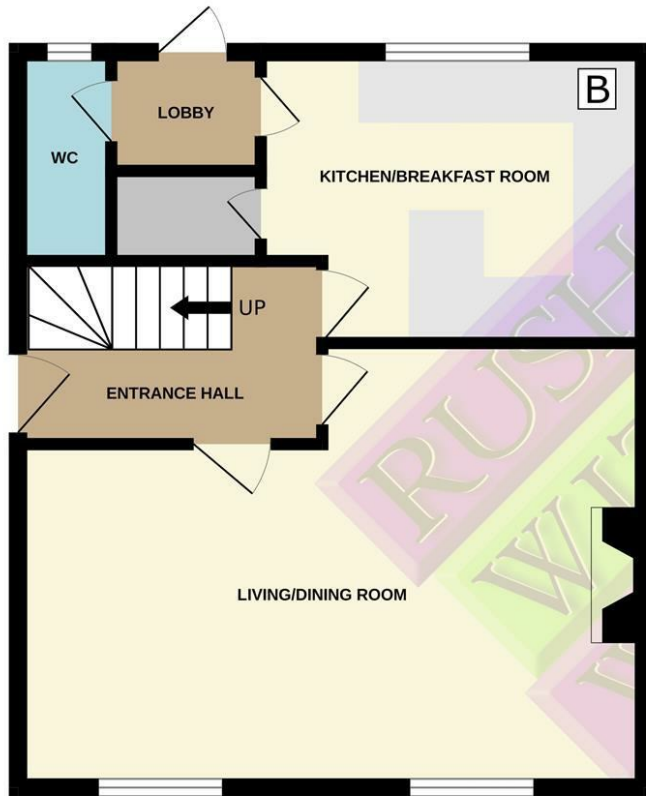
**Agent Note**

Council Tax Band: D

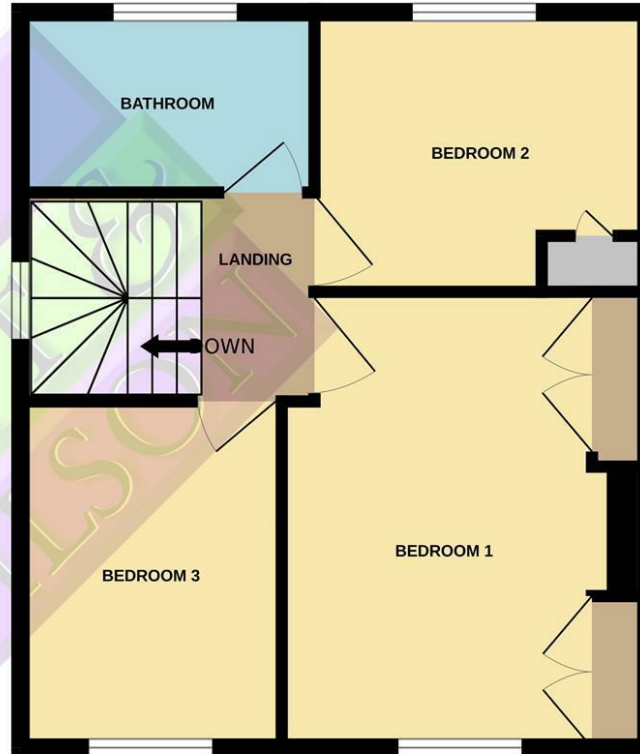
These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned 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



1ST 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	
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(57-68) <b>D</b>	
(45-54) <b>E</b>	
(31-44) <b>F</b>	
(1-30) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(57-68) <b>D</b>	
(45-54) <b>E</b>	
(31-44) <b>F</b>	
(1-30) <b>G</b>	
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