

**RUSH
WITT &
WILSON**



35 Leslie Crescent, St. Michaels, Tenterden, Kent TN30 6BX
Offers In The Region Of £450,000

Rush Witt & Wilson are pleased to offer this extended detached family home occupying a popular cul-de-sac location being within easy access of local amenities and Primary/Secondary schools.

The well proportioned accommodation offers scope to enhance and is arranged over two floors comprising of an entrance hallway, kitchen, living room with adjoining dining room, family room/study and conservatory on the ground floor. On the first floor are four bedrooms and the family bathroom.

Outside the property benefits from off road parking, a detached single garage and gardens to the front and rear, the latter enjoying a pleasant outlook over an adjoining wooded area. Offered to the market CHAIN FREE.

For further information and to arrange a viewing please call our Tenterden office on 01580762927

Porch

With glazed entrance door and window to the front elevation, quarry tiled flooring and door leading though to:

Entrance Hallway

With stairs rising to the first floor with fitted storage cupboard beneath, tiled flooring, radiator and doors to:

Cloakroom

Fitted with a white suite comprising low level W.C and wash-hand basin with tiled splash-back, fitted storage cupboard, tiled flooring and obscured glazed window to the side elevation.

Kitchen

11'10 x 8'10 (3.61m x 2.69m)

Fitted with a range of wooden traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with inset 1.5 bowl stainless steel sink/drainage unit and tiled splash-backs, space and point for gas cooker, space and plumbing for washing machine, space and point for low level fridge & freezer, wall mounted gas fired boiler, sliding door to the dining room, window to the side and rear elevations and part glazed door allowing access through to the garden.

Living Room

14'6 x 13'1 (4.42m x 3.99m)

With window to the front elevation, radiator, wall mounted gas fire and archway through to:

Dining Room

12'2 x 11'0 (3.71m x 3.35m)

With window to the rear elevation overlooking the garden, radiator and door through to:

Family Room/Study

15'11 x 9'6 (4.85m x 2.90m)

With window to the front elevation, free standing vintage log burning stove and glazed patio doors leading through to:

Conservatory

11'4 max x 9'6 max (3.45m max x 2.90m max)

With a range of windows to the side and rear elevations, glazed door allowing access to the garden and tiled flooring.

First Floor

Landing

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

Bedroom 1

14'5 x 10'7 (4.39m x 3.23m)

With window to the front elevation, range of full height fitted wardrobes and radiator.

Bedroom 2

13'0 max x 10'8 (3.96m max x 3.25m)

With window to the rear elevation enjoying views over the rear garden/wooded area beyond, range of fitted wardrobes, tiled shower cubicle (not currently in use), radiator and access to a useful loft storage area.

Bedroom 3

10'7 x 9'3 max (3.23m x 2.82m max)

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

Bedroom 4

9'3 x 7'2 (2.82m x 2.18m)

With window to the rear elevation and radiator

Family Bathroom

Fitted with a white suite comprising 'white gloss' vanity unit with fitted low level W.C, inset wash-hand basin and range of fitted storage, panelled bath, part tiled walls, radiator and obscured glazed window to the side elevation.

Outside

Gardens

To the front an area of hard-standing provides off road parking and access to the detached single garage, to one side is a paved terrace area of garden bordered with a selection of shrubs and seasonal plants. Gated side access leads to:

The terraced rear garden offers a selection of paved patios areas being bordered and interspersed with a selection of beds planted with a mature mixture of shrubs/seasonal flowers, abutting the rear of the property is also a decked terrace offering a perfect space for outside dining/entertaining.

Detached Single Garage

18'0 x 9'0 (5.49m x 2.74m)

With electric up and over door to the front, personal door to the side and window to the rear elevation, 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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