RUSH WITT & WILSON

2 Willow House Church Hill, Bethersden, Kent TN26 3AQ
Offers In Excess Of £280,000

Rush Witt & Wilson are pleased to offer this well-presented semi-detached home location in the heart of the popular village of Bethersden.

The well proportioned accommodation is arranged over two floors comprising of a spacious living/dining room with direct access to the garden and kitchen on the ground floor. On the first floor are two bedrooms and a shower room. Outside the property benefits a generous driveway to the front and gardens to the side and rear.

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

Living/Dining Room
20'10 x 11'10 (6.35m x 3.61m)
Being double aspect with part glazed entrance door and window to the front elevation, glazed double doors to the side allowing access through to the garden, stairs rising to the first floor with fitted storage beneath, fitted coat cupboard, two radiators, wooden flooring, fitted corner T.V unit with storage beneath and oak door to:

Kitchen
11'6 x 6'1 (3.51m x 1.85m)
Fitted with a range of grey shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with tiled splash-back and sink/drainer unit, inset Lamona electric hob with stainless steel extractor canopy above and integrated Lamona oven beneath, integrated low level fridge and freezer, intergraded washing machine, recessed ceiling spot lights, radiator, light grey oak effect laminate flooring, cupboard housing wall mounted gas fired boiler, window to the rear elevation and part glazed stable doors allowing access to the garden.

First Floor

Landing
With stairs rising from the living/dining room, access to loft space, wooden flooring and oak doors to:

Bedroom 1
11'9 max x 7'11 (3.58m max x 2.41m)
With window to the front elevation, range of fitted wardrobes, wooden flooring and radiator.

Bedroom 2
11'10 max x 6'7 (3.61m max x 2.01m)
With window to the rear elevation, range of fitted wardrobes, wooden flooring and radiator.

Bathroom
Fitted with a modern white suite comprising low level W.C, wooden vanity unit with inset wash-hand basin and fitted storage beneath, corner shower cubicle with double double sliding doors, stainless steel heated towel rail, tiled flooring and obscured glazed window to the side elevation.

Outside

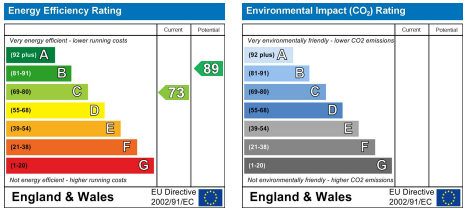
Gardens
To the front is a gravelled driveway with area of hard standing to one side providing off road parking for a number of cars, gated side access leads to:

The side/rear gardens are predominantly laid to lawn with a small stream/culvert to one side and a timber garden store.

Agent Note
Council Tax Band: C

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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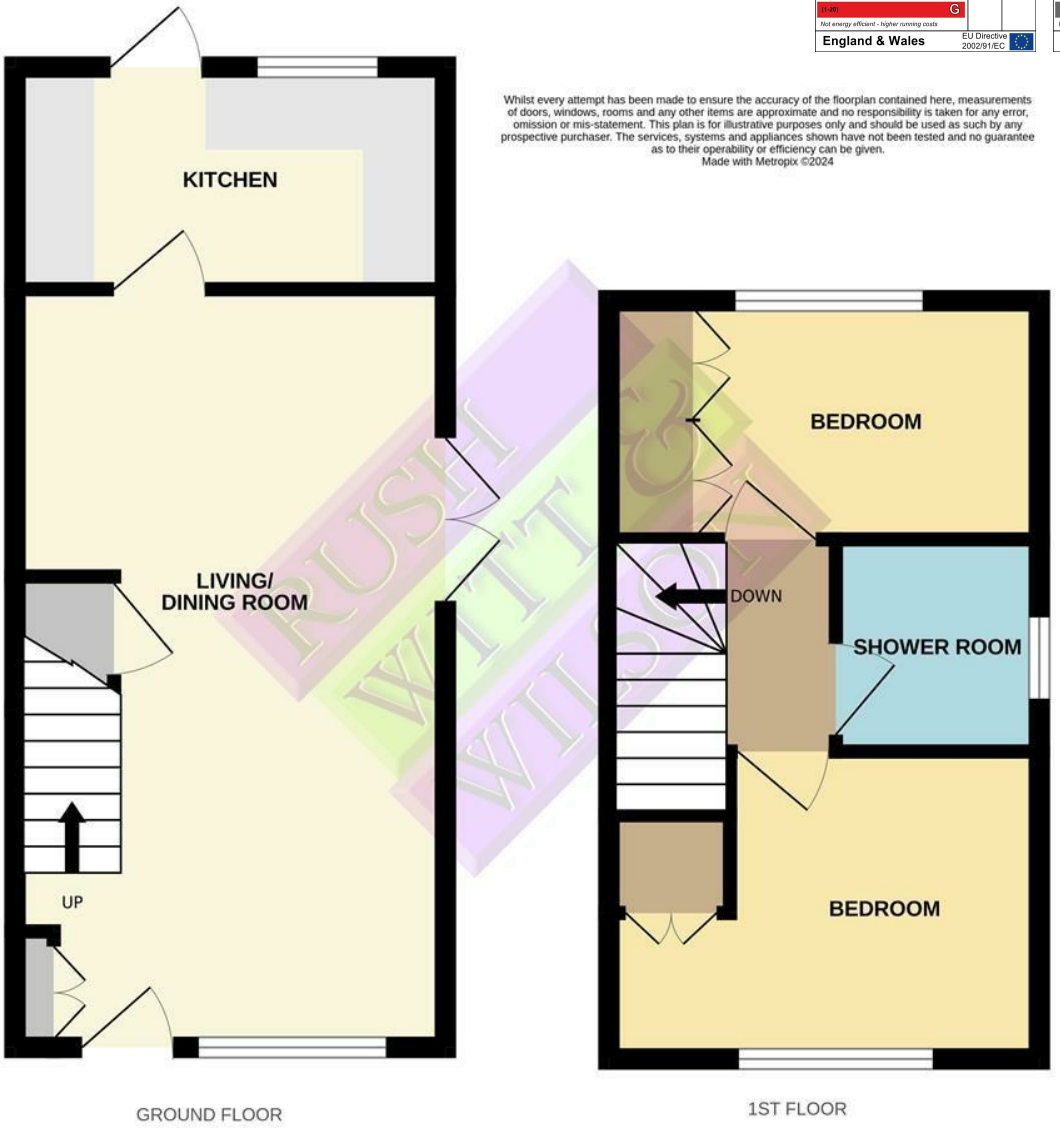

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