

**RUSH  
WITT &  
WILSON**



**3 Limes Close, Tenterden, Kent TN30 7BB  
Offers In Excess Of £395,000**

Rush Witt & Wilson are pleased to offer an exciting opportunity to acquire this extended semi-detached bungalow occupying a highly desirable and private cul-de-sac location within walking distance of the picturesque tree lined High Street of Tenterden.

The well presented accommodation comprising of a generous entrance hallway with useful utility cupboard, three bedrooms, the main with an en-suite bathroom, family bathroom and an impressive open-plan kitchen/living/dining room.

Outside the property benefits from driveway parking to the front and a good sized rear garden.

An internal inspection is highly recommended on this delightful bungalow. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

#### **Entrance Hallway**

With solid oak door entrance door and window to the front elevation, fitted utility cupboard with space and plumbing for washing machine and space and point above for tumble dryer, radiator, part tiled flooring, archway through to the kitchen/living/dining room and doors to:

#### **Master Bedroom**

13'3 x 8'7 (4.04m x 2.62m)

Being double aspect with obscured glazed window to the side and further window to the rear elevation, the latter enjoying views over the garden, access to loft space, radiator and door to:

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

Fitted with a modern white suite comprising low level W.C, pedestal wash-hand basin and walk-in shower

cubicle, stainless steel heated towel rail, obscured glazed window to the side elevation, fully tiled walls and flooring.

#### **Bedroom 3**

8'8 x 8'5 (2.64m x 2.57m)

With obscured glazed window to the front elevation and radiator.

#### **Family Bathroom**

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, panelled bath with mixer tap and hand held shower attachment, stainless steel heated towel rail, roof light, part tiled walls and tiled flooring.

#### **Bedroom 2**

8'6 x 7'6 (2.59m x 2.29m)

With window to the rear elevation overlooking the garden and radiator.

#### **Open-Plan Kitchen/Living/Dining Room**

34'2 x 10'7 (10.41m x 3.23m)

The impressive open plan space benefits from being triple aspect with windows to the front, side and rear elevations, a fully glazed door allows access to the garden, space for table and chairs, range of fitted display shelving and two radiators.

The kitchen area is fitted with a range of 'cream gloss' cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with wood panelled splash-back and inset 1.5 bowl stainless steel sink/drainer, inset induction hob with intergraded oven beneath, integrated fridge/freezer, integrated dishwasher and tiled flooring.

#### **Outside**

#### **Garden**

To the front a driveway provides off road parking with side gated access leading to:

The is garden is predominantly laid to lawn being bordered with a selection of shrubs and a timber garden store, a paved patio area abutting the rear of the bungalow offering a perfect space for outside dining/entaining.

#### **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.

TOTAL FLOOR AREA : 832sq.ft. (77.3 sq.m.) approx.

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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GROUND FLOOR



Energy Efficiency Rating	
Current	Potential
73	87

Very energy efficient - lower running costs  
 (92-100) **A**  
 (81-91) **B**  
 (69-80) **C**  
 (55-68) **D**  
 (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  
 (82-100) **A**  
 (61-81) **B**  
 (49-60) **C**  
 (35-48) **D**  
 (23-34) **E**  
 (11-23) **F**  
 (1-10) **G**  
 Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

