

**RUSH
WITT &
WILSON**



**48 Henley Fields, St. Michaels, Tenterden, Kent TN30 6EL
Offers In The Region Of £635,000 Freehold**

Rush Witt & Wilson are pleased to offer this extremely well presented and extended detached family home occupying a quiet cul-de-sac location in the heart of St. Michaels, being within easy access of local amenities and Primary/Secondary schools.

The well proportioned accommodation is arranged over two floors and comprises of an entrance porch, shower room, utility room, living room and stunning open plan kitchen/dining/family room with bi-fold doors to the garden on the garden on the ground floor. On the first floor are four bedrooms and the family bathroom. Outside the property benefits from a brick paved driveway providing off road parking, an attached garage and good sized rear garden. Further benefits include solar panels and underflooring heating through-out the ground floor.

An internal inspection of this fantastic home is highly recommended, please call our Tenterden Branch on 01580 762927 for further information.



Entrance Porch

8' x 3' (2.44m x 0.91m)

Part obscured glazed entrance door with ring security camera/bell, window to the front elevation, engineered oak flooring with underfloor heating, part glazed oak door opening through to:

Open Plan Kitchen/Dining/Family Room

26'9 max x 17'9 max (8.15m max x 5.41m max)

Impressive open plan double aspect room with windows to the front and rear elevation, large bi-fold doors with fitted blinds allowing access through to the garden, stairs rising to first floor with glass balustrades and range of fitted storage beneath, recessed ceiling spotlights, engineered oak flooring with underfloor heating, space for table and chairs. The kitchen area is fitted with a range of matt blue contemporary style cupboard and drawer base units with matching wall mounted cupboards, complimenting white sparkle quartz work surface with matching splashback, inset stainless steel sink unit with fitted waste disposal unit, inset four ring induction hob with down draft vented extractor, upright units housing integrated Neff oven and microwave, integrated dishwasher, integrated full height fridge and freezer, integrated pull out bin, fitted breakfast bar, under cabinet lighting and range of display shelving, oak door leading to:

Living Room

18'3 max x 11'6 max (5.56m max x 3.51m max)

Windows to both side and rear elevations, engineered oak flooring with underfloor heating, recessed ceiling spotlights, fitted surround sound speakers with wall mounted controls, feature wood clad wall, oak door leading to:

Utility Room

7' x 6'8 (2.13m x 2.03m)

Fitted base cupboard units with woodblock work surface over and inset stainless steel sink drainer unit, space and plumbing for washing machine, engineered oak flooring with underfloor heating, part obscured glazed door to the side elevation, door leading to the garage.

Shower Room

Fitted with a contemporary style suite comprising low level wc, wall mounted vanity unit with inset wash hand basin and fitted storage beneath, corner shower cubicle with double sliding doors, stainless steel heated towel rail, part tiled walls,

engineered oak flooring with underfloor heating, obscured glazed window to the front elevation.

First Floor

Landing

Stairs rising from the open plan kitchen/dining/family room being part galleried with window to the front elevation, access to loft space, glass balustrade, oak doors leading to:

Bedroom One

11'5 x 10'6 max (3.48m x 3.20m max)

Window to the rear elevation, range of full height fitted wardrobes, radiator.

Bedroom Two

11'5 x 6'9 (3.48m x 2.06m)

Window to the rear elevation, radiator.

Bedroom Three

11'3 x 8'9 (3.43m x 2.67m)

Window to the rear elevation, radiator.

Bedroom Four

10'5 max x 6'4 max (3.18m max x 1.93m max)

Window to the front elevation, radiator.

Bathroom

Fitted with contemporary white suite comprising low level wc, wall mounted vanity unit with inset wash hand basin and fitted storage beneath, corner shower cubicle with double sliding doors, free standing bath with stainless steel tap and hand held shower attachment, stainless steel heated towel rail, part tiled walls, wood effect flooring, recessed ceiling spotlights, obscured glazed window to the front elevation.

Outside

Garage

16' max x 15'8 max (4.88m max x 4.78m max)

Electric up and over roller door to the front elevation with wall mounted pin/button entry system, window to the side, space and plumbing for washing machine, space and point or tumble dryer, wall mounted gas fired boiler, light and power connected.

Front Garden

Brick paved driveway provides off road parking for a number of vehicles with steps proceeding to the front door. To one side

there is an of lawn bordered with a range of beds planted with a mixture of shrubs, seasonal flowers and roses. To one side double gates open through to:

Rear Garden

Of a good size and offers a generous paved patio area abutting the rear of the property offering space for outside dining and entertaining, there is a useful timber store, steps lead to two terraced areas of level lawn being bordered with a range of beds, plants and a mixture of shrubs, seasonal flowers and roses, there is a useful detached timber outbuilding with light and power connected.

Agents Note

Council Tax Band – F

Although now lapsed, please note the property had approved planning permission for proposed two storey rear extension - 21/01393/AS

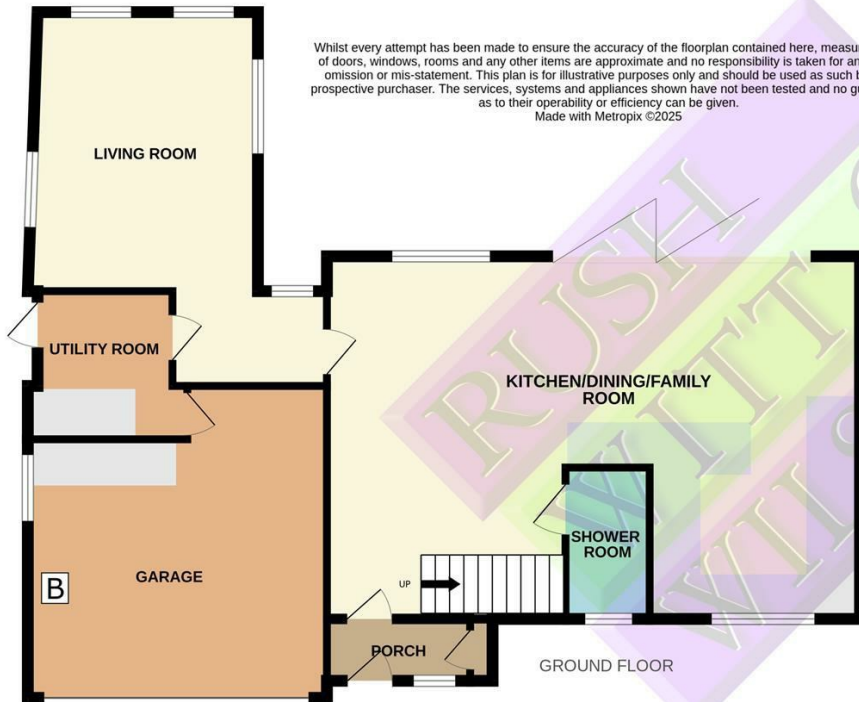
These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned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

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection. If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



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			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(19-34) E			
(11-33) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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