

**RUSH
WITT &
WILSON**



25 Marshalls Land, St. Michaels, Tenterden, Kent TN30 6EA
Offers In Excess Of £400,000

Rush Witt & Wilson are pleased to offer this attractive semi-detached family home occupying a quiet and popular location within the heart of St. Michaels, being just a short walk from local amenities and schools.

The well proportioned accommodation is arranged over three floors comprising of an entrance hallway, cloakroom, kitchen/breakfast room and living/dining room with adjoining conservatory on the ground floor. On the first floor are two bedrooms and the family bathroom with a master bedroom and en-suite shower room to the second floor. Outside the property offers a brick paved driveway to the front and enclosed rear garden. Offered to the market CHAIN FREE.

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

Entrance Hallway

With part glazed entrance door to the front elevation, stairs rising to the first floor with small fitted cupboard beneath, wood effect laminate flooring, radiator and doors to:

Cloakroom

Fitted with a white suite comprising low level W.C with concealed cistern and wall mounted flush, pedestal wash-hand basin, tiled flooring, obscured glazed window to the front elevation and radiator.

Kitchen/Breakfast Room

12'4 x 7'8 (3.76m x 2.34m)

Fitted with a range of modern cupboard and drawer base units with wall mounted cupboards, complementing granite work surface with matching splashback and inset 1.5 bowl stainless steel sink unit, inset five burner gas hob with stainless steel back plate and extractor canopy above, upright unit housing integrated oven and microwave, integrated fridge/freezer, integrated dishwasher, space and

plumbing for washing machine, cupboard housing wall mounted gas fired boiler, tiled flooring, recessed ceiling spot lights, window to the front elevation, space for table and chairs and radiator,

Living/Dining Room

15'9 x 12'0 (4.80m x 3.66m)

With under stairs fitted storage cupboard, radiator, wood effect laminate flooring, window and glazed double doors through to:

Conservatory

12'6 x 9'6 (3.81m x 2.90m)

With a range of windows to the side and rear elevations and glazed double doors allowing access through to the garden.

First Floor

Landing

With stairs rising from the entrance hallway, fitted airing cupboard, stairs rising to the second floor/master bedroom and doors to:

Bedroom 2

15'8 x 10'4 (4.78m x 3.15m)

With two windows to the rear elevation, fitted double wardrobe and radiator.

Bedroom 3

9'9 x 8'5 (2.97m x 2.57m)

With window to the front elevation, fitted double wardrobe and radiator.

Family Bathroom

Fitted with a white suite comprising low level W.C with concealed cistern and wall mounted flush, fitted wooden worksurface with inset wash-hand basin, P shaped panelled bath with shower above and fitted screen, fully tiled walls, obscured glazed window to the front elevation and radiator.

Second Floor

Master Bedroom

20'2 x 11'6 (6.15m x 3.51m)

With window to the side and Velux style window to the rear elevation, access to eaves storage, radiator and door to:

En-Suite Shower Room

Fitted with a white suite comprising low level W.C, wash-hand basin, corner shower cubicle with double sliding doors, radiator and window to the rear elevation.

Outside

Gardens

To the front a brick paved driveway provides off road parking for two cars with gated side access leading to:

The rear garden is predominantly laid to lawn with a paved patio area being bordered on both sides with beds planted with a mixture of shrubs and seasonal flowers, to the end of the garden is a detached garden store.

Agent Note

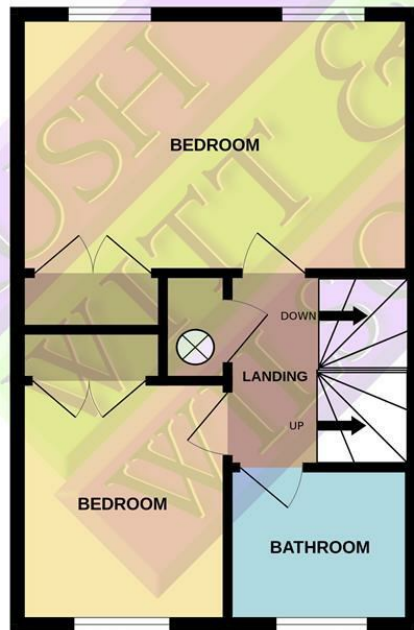
Council Tax Band: D

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



2ND 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		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		79
(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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

