

**RUSH
WITT &
WILSON**



37 Appledore Road, Tenterden, Kent TN30 7AY
Guide Price £430,000

Rush Witt & Wilson are pleased to offer this attractive semi-detached family home occupying a highly sought after location along the 'tree lined' Appledore Road, being within a short walk from Tenterden High Street.

The well-presented accommodation is arranged over two floors and comprises of an entrance hallway, cloakroom, living room with feature fireplace, dining room, kitchen/breakfast room with direct access to the garden and utility room on the ground floor. On the first floor are three bedrooms and the family bathroom. There is also a useful attic room which may offer potential for conversion (subject to the necessary permissions) Outside the property benefits from off road parking for a number of cars, a single garage and good sized rear gardens. Offered to the market CHAIN FREE.

An internal inspection is highly recommended to fully appreciate all this house has to offer. For further information and to arrange a viewing please call our Tenterden office on 01580762927.



Entrance Hallway

With entrance door to the front elevation, stairs rising to the first floor with window over, radiator, wooden flooring and doors to:

Cloakroom

Fitted with a white suite comprising low level W.C and wall mounted wash-hand basin with tiled splash-back, obscured glazed window to the rear elevation and wooden flooring.

Living Room

14'9 max x 12'0 max (4.50m max x 3.66m max)

Attractive bay window to the front elevation with fitted plantation shutters, feature fireplace with exposed brick hearth and wooden surround, radiator, wooden flooring, door from the entrance hallway and multi panel glazed double doors leading through to:

Dining Room

15'1 x 11'3 (4.60m x 3.43m)

With window to the side elevation, attractive feature fireplace, radiator, wooden flooring, recessed ceiling spot lights, door from the entrance hallway and archway leading through to:

Kitchen/Breakfast Room

14'7 x 8'11 (4.45m x 2.72m)

Fitted with a range of white shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing granite effect work surface with tiled splashback and inset circular stainless steel sink and drainer unit, space and point for electric oven with stainless steel extractor canopy above, space and point for low level standing fridge/freezer, fitted wine rack, quarry tiled flooring, window to the side elevations, glazed patio doors allowing access to the garden and multi-panelled glazed sliding door to:

Utility Room

8'2 x 7'0 (2.49m x 2.13m)

Fitted with a range of cupboard base units with wall mounted cupboards, complementing wood effect work surface with inset stainless steel sink/drain unit, wall mounted gas fired boiler, space and plumbing for washing machine, space and

points for further free standing appliances, window to the side and part glazed door allowing access to the garden.

First Floor

Landing

With stairs rising from the entrance hallway, window to the side elevation, loft hatch providing access to the attic room and doors to:

Bedroom 1

11'0 x 10'0 (3.35m x 3.05m)

With window to the front elevation and exposed floorboards.

Bedroom 2

12'9 x 7'10 (3.89m x 2.39m)

With window to the rear elevation, fitted wardrobe and radiator.

Bedroom 3

9'2 x 7'0 (2.79m x 2.13m)

With window to the rear elevation and radiator.

Family Bathroom

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, roll top bath with mixer tap and hand held shower attachment, stainless steel heated towel rail, part tiled walls, recessed ceiling spot lights and obscured glazed window to the front elevation.

Second Floor

Attic Room (restricted head height)

16'9 x 7'1 max (5.11m x 2.16m max)

Accessed via the loft hatch on the landing with Velux style windows to the side and rear elevations and access to eaves storage.

Outside

Gardens

A driveway to the front and side provides off road parking for a number of cars and access down one side to the single garage. Gated side access leads to:

The good sized rear garden is a particular feature of the property and is predominantly laid to lawn with a paved patio area abutting her rear of the house offering a perfect space for outside dining/entertaining.

Single Garage

19'0 x 8'10 (5.79m x 2.69m)

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

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.





TOTAL FLOOR AREA : 1438sq.ft. (133.6 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	80
(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	80
(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



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