

**RUSH  
WITT &  
WILSON**



**11 Leslie Crescent, St. Michaels, Tenterden, Kent TN30 6BX**  
**Offers In Excess Of £335,000**

Rush Witt & Wilson are pleased to offer this well proportioned semi-detached family home occupying a popular location in the heart of St. Michaels being within easy access of local amenities and Primary/Secondary schools.

The accommodation offers scope to enhance/modernise and is arranged over two floors comprising of an entrance hallway, living room, kitchen, dining room and conservatory on the ground floor. On the first floor are three bedrooms and the family bathroom.

Outside the property benefits from generous driveway parking, an attached single garage with adjoining workshop and gardens to the front and rear, the latter enjoying a southerly aspect. Offered to the market CHAIN FREE.

For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

#### **Entrance Hallway**

Obscure glazed entrance door to the front elevation, window to the side, stairs rising to the first floor with fitted storage cupboard beneath, radiator, doors off to the following:

#### **Living Room**

13'7 x 11'2 max (4.14m x 3.40m max )  
Window to the front elevation, radiator, feature fireplace with inset gas fire and back boiler.

#### **Kitchen**

11'2 x 9'2 (3.40m x 2.79m)  
Obscure glazed door to the side elevation, window to the rear, fitted with a range of white traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with inset sink, drainer unit and tiled splashback, inset four

burner gas hob with extractor canopy above and integrated oven beneath, space and plumbing for washing machine, space and point for fridge/freezer, fitted storage cupboard, door leading into:

#### **Dining Room**

11'3 x 10'4 (3.43m x 3.15m)  
Radiator, glazed patio doors leading into:

#### **Conservatory**

7'8 max x 9'7 max (2.34m max x 2.92m max )  
With a range of windows to the side and rear elevation, glazed door allowing access onto the rear garden, door leading into:

#### **Cloakroom/WC**

Low level white wc.

#### **First Floor**

##### **Landing**

Obscure glazed window to the side elevation, airing cupboard housing insulated hot water tank, access to loft space, doors off to the following:

##### **Bedroom One**

11'6 x 11'3 (3.51m x 3.43m )  
Window to the rear elevation, radiator.

##### **Bedroom Two**

11'4 x 10'9 (3.45m x 3.28m)  
Window to the front elevation, range of fitted wardrobes, radiator.

##### **Bedroom Three**

8'10 x 7'10 (2.69m x 2.39m )  
Window to the front elevation, small fitted wardrobe, radiator.

##### **Wet Room**

Two obscure glazed windows to the rear elevation, a modern white suite comprising low level wc, wash hand

basin, wall mounted power shower, part tiled walls, stainless steel heated towel rail.

#### **Outside**

##### **Front Garden**

A generous driveway providing off road parking for a number of vehicles and access to the attached single garage with an area of level lawn to one side. Gated access leading through to:

##### **Rear Garden**

A good size garden offers a paved patio area abutting to the rear of the property offering space for outside dining and entertaining, this leads to an area of lawn bordered with a range of beds planted with a mixture of shrubs and seasonal flowers.

##### **Attached Single Garage**

23'10 x 8'2 (7.26m x 2.49m )  
Double doors to the front elevation, light and power connected, adjoining workshop area to the rear with window, personal door leading through to the garden.

#### **Agents Note**

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.

Council Tax Band: C

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



