

**RUSH  
WITT &  
WILSON**



**34 Pittlesden, Tenterden, Kent TN30 6HJ  
Offers In The Region Of £399,950 Freehold**

**Rush Witt & Wilson are pleased to offer this well presented semi-detached home occupying a popular location in the heart of the town just a short walk from Tenterden High Street.**

**The accommodation is arranged over two floors comprising of an entrance hallway, utility room, cloakroom, living room and stunning kitchen/dining room with direct access to the garden on the ground floor. On the first floor are three bedrooms and the family bathroom. Outside the property benefits a generous brick paved driveway to the front and good sized garden to the rear.**

**An internal inspection of this fantastic home is highly recommended to fully appreciate its popular and convenient position. For further information and to arrange a viewing please call our Tenterden office.**



### **Entrance Hallway**

Part decorative glazed entrance door to the front elevation, window to the side, stairs rising to the first floor with small fitted storage cupboard beneath, wooden flooring, radiator, part glazed door opening through to:

### **Kitchen/Dining Room**

21'1 x 11'4 (6.43m x 3.45m )

Fitted with a range of shaker style cupboard and drawer base units with complimenting woodblock work surface, inset four burner gas hob with ceiling mounted stainless steel extractor hood above, upright unit housing integrated double oven, space and point for low level fridge and freezer, fitted breakfast bar, understairs storage cupboard, space for table and chairs, feature fireplace, wall mounted vertical radiator, wooden flooring, window to the side elevation, glazed double doors allowing access through to the garden, further door allowing access through to the utility room, glazed double doors opening to:

### **Living Room**

12'8 x 9'3 (3.86m x 2.82m )

Feature fireplace, window to the front elevation, woodblock flooring, radiator.

### **Utility Room**

11'3 max x 7'7 max (3.43m max x 2.31m max )

Fitted with a range of shaker style cupboard base units with matching wall mounted cupboards, complimenting solid woodblock work surface with tiled splashback and inset butler sink, space and point for a dishwasher, space and point for tumble dryer, space and plumbing for washing machine, radiator, wall mounted gas fired boiler, window to the side elevation, part glazed door allowing access through to the garden, folding door opening to:

### **Cloakroom**

Fitted with a low level wc, part tiled walls, obscure glazed window to the rear elevation.

### **First Floor**

### **Landing**

With stairs rising from the entrance hallway, window to the side elevation, fitted shelved storage cupboard with radiator, access to loft space, doors leading to:

### **Bedroom One**

13'10 x 10'2 (4.22m x 3.10m )

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

### **Bedroom Two**

11'1 max x 11'9 (3.38m max x 3.58m)

Window to the front elevation, radiator.

### **Bedroom Three**

8'9 x 8'1 (2.67m x 2.46m )

Window to the front elevation, fitted wardrobe, radiator.

### **Bathroom**

Fitted with a white suite comprising a low level wc, pedestal wash hand basin, tiled panelled bath, corner shower cubicle, stainless steel heated towel rail, fully tiled walls and flooring, two obscure glazed windows to the rear elevation.

### **Outside**

#### **Front Garden**

Brick paved driveway provides off road parking for a number of vehicles with gated side access leading to:

#### **Rear Garden**

Of a good size with a raised decked terrace being accessed off the kitchen/dining room offering space for outside dining and entertaining, steps lead down to an area of gently sloping lawn and there is a further decked terrace to the side of the property.

#### **Agents 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.

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.



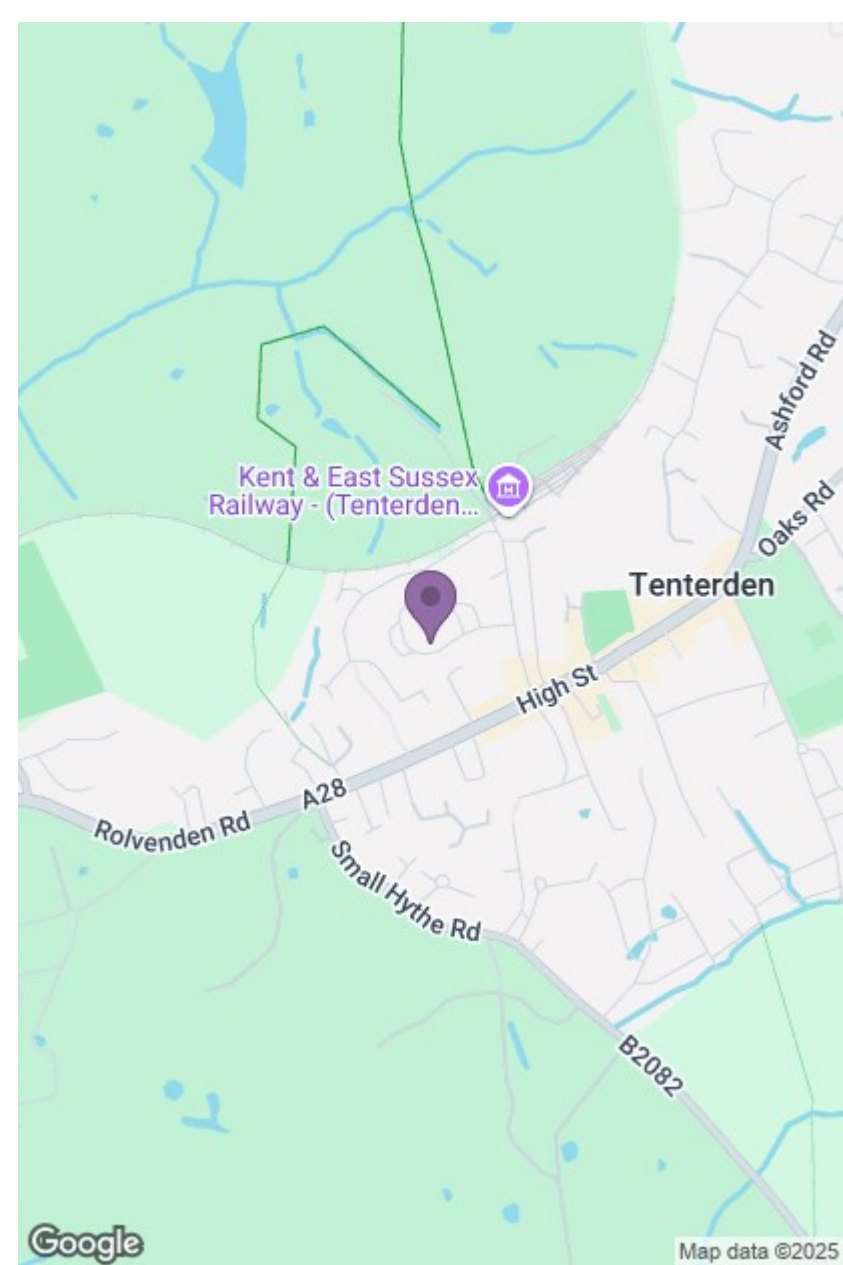


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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			
		77	86
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			
(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 <sub>2</sub> emissions			
		56	84
England & Wales		EU Directive 2002/91/EC	





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