

**RUSH  
WITT &  
WILSON**



**The Old Surgery Walkhurst Road, Benenden, Kent TN17 4DR  
Offers In The Region Of £268,000**

Rush Witt & Wilson are pleased to offer this attached single storey cottage occupying a lane location in the highly sought after village of Benenden.

The accommodation offers scope to enhance/modernise and comprises of an entrance hallway, kitchen, double bedroom, bathroom and living/dining room with access to the rear garden. Outside the property benefits from driveway parking and enclosed gardens to the front and side. Offered to the market CHAIN FREE. Cranbrook School Catchment Area.

An internal inspection is highly recommended. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

#### **Entrance Hallway**

7'10 x 5'10 (2.39m x 1.78m)

Entrance door to front, parquet flooring, electric storage heater, low level fitted storage cupboard housing electric meters, doors off to the following:

#### **Kitchen**

8'3 x 7'10 (2.51m x 2.39m)

Double aspect with windows to front and side, fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, granite effect work surface, inset one and a half bowl sink unit with side drainer, inset four ring electric hob with extractor canopy above and integrated oven beneath, space and point for low level fridge/freezer, space and plumbing for washing machine, parquet flooring.

#### **Living/Dining Room**

14'7 x 12'5 (4.45m x 3.78m)

Double aspect with window to side and glazed double doors providing views and access to the garden, two fitted electric storage heaters, parquet flooring, door leading through to:

#### **Inner Lobby**

Fitted airing cupboard housing insulated hot water tank, wooden flooring, doors off to the following:

#### **Bedroom**

12'4 x 10' (3.76m x 3.05m)

Window to front, electric storage heater.

#### **Bathroom**

Obscure glazed window to side, fitted with a coloured suite comprising low level wc, vanity unit with inset wash hand basin and fitted cupboard beneath, wooden panelled bath with shower over, heated towel rail, wooden flooring.

#### **Outside**

#### **Garden**

To the front there is an area of lawn enclosed with well maintained hedging. To the side a driveway provides off road parking with wooden double gates leading through to an enclosed rear side garden being accessed off the living/dining room with a patio area providing space for al-fresco dining and entertaining, bordered with a selection of beds planted with a mixture of shrubs and seasonal flowers

#### **Agent Note**

Council Tax Band: A

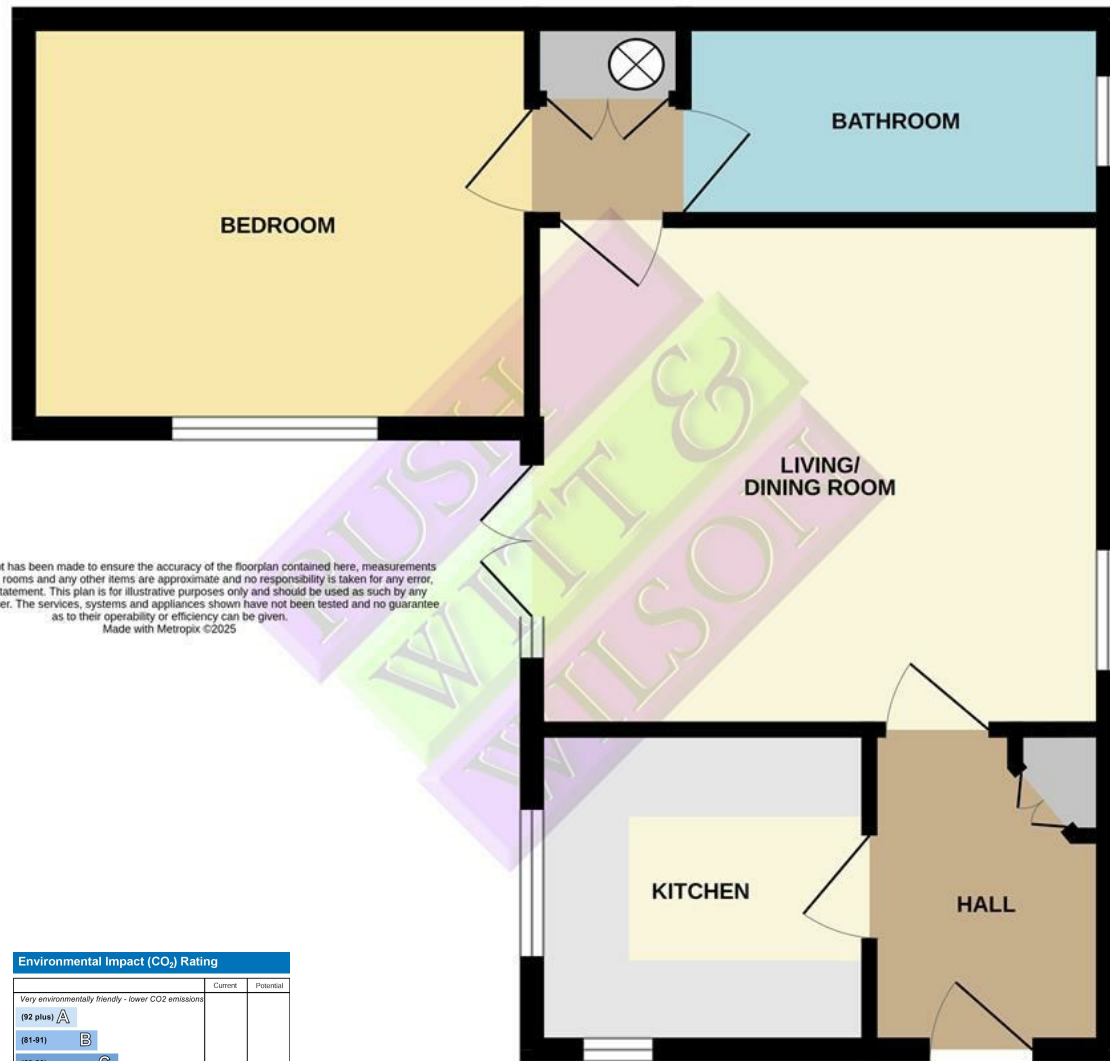
\* Please note planning permission has been approved (Ref No. 19/00822HYBRID) for the erection of 13

dwelling and 12 Almshouses on the adjacent field on Walkhurst Road. \*

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



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

