

**RUSH  
WITT &  
WILSON**



**34 Forgefield, Bethersden, Kent TN26 3BL  
Offers In The Region Of £419,500**

Rush Witt & Wilson are pleased to offer this attractive semi-detached home occupying a highly sought after cul-de-sac location in popular village of Betersden.

The accommodation is arranged over two floors and comprises of an entrance hallway, double aspect living/dining room, kitchen, generous utility room and shower room on the ground floor. On the first floor are three bedrooms, the main with an en-suite shower room and the family bathroom. Outside the property offers a brick paved driveway, integral wide single garage and gardens to the front and rear, the latter enjoying a southerly aspect with a detached workshop. Offered to the market CHAIN FREE.

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

#### **Entrance Hallway**

With obscured glazed entrance door and window to the front elevation, stairs rising to the first floor with fitted storage cupboard beneath, radiator and doors through to:

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

22'0 max x 12'10 max (6.71m max x 3.91m max)

Being double aspect with attractive bay window to the front and glazed double doors to the rear elevation allowing access through to the garden, two radiators and feature fireplace with inset gas fire.

#### **Kitchen**

9'7 x 8'11 (2.92m x 2.72m)

Fitted with a range of white traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with inset 1.5 bowl sink/drainage unit and tiled splash-back, inset electric hob with extractor canopy above and integrated double oven beneath, under cabinet down lights, space and point for free standing fridge/freezer, space and point for washing machine, tiled flooring, window to the rear elevation overlooking the garden and part glazed door through to:

#### **Utility Room**

10'7 max x 10'6 max (3.23m max x 3.20m max )

Fitted with a range of traditional style cupboard base units with

matching wall mounted cupboards, complementing work surface with space and point beneath for tumble dryer, glazed double doors to the rear elevation allowing access to the garden, wall mounted gas fired boiler, radiator, tiled flooring, connecting door to the integral garage and further door to:

#### **Shower Room**

Fitted with a white suite comprising low level W.C, wall mounted wash-hand basin with tiled splash-back, corner shower cubicle with folding door, obscured glazed window to the side elevation and radiator.

#### **First Floor**

##### **Landing**

With stairs rising from the entrance hallway, access to loft space and doors to:

##### **Bedroom 1**

18'1 x 10'8 (5.51m x 3.25m)

With obscured glazed window to the side and Velux style window to the rear elevation, radiator and door to:

##### **En-Suite Shower Room**

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin with tiled splash-back, large shower cubicle with glass sliding door and radiator.

##### **Bedroom 2**

13'9 x 9'7 (4.19m x 2.92m)

With large window to the front elevation, range of fitted wardrobes and radiator.

##### **Bedroom 3**

8'10 x 8'5 (2.69m x 2.57m)

With window to the rear elevation, fitted shelved airing cupboard housing insulated hot water tank, radiator.

##### **Bathroom**

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin with tiled splash-back, panelled bath, part tiled walls, obscured glazed window to the rear elevation and radiator.

##### **Outside**

##### **Garden**

To the front a brick-paved driveway provides off road parking and access to a integral single garage, There is an area of lawn to

one side bordered with a range of established beds planted with a mixture of shrubs and seasonal flowers. Gated side access leads to:

The rear garden benefits from a southerly aspect being predominately laid to lawn and boarded with a selection of beds planted with a mixture of mature shrubs and seasonal flowers. There is a brick paved patio and decked terrace abutting the rear of the property offering a perfect space for outside dining/entertaining with a paved pathway leading to a pergola seating area.

##### **Integral Garage**

14'0 x 10'8 (4.27m x 3.25m)

With up and over door to the front elevation, connecting door to the utility room, light and power connected.

##### **Detached Workshop**

15'10 x 7'8 (4.83m x 2.34m )

With entrance door, window to the side elevation, range of fitted work benches, light and power connected.

##### **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.

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	81
England & Wales			

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			
England & Wales			

