

RUSH
WITT &
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66 Hopes Grove, High Halden, Kent TN26 3ND
Guide Price £297,500

Rush Witt & Wilson are pleased to offer this well-presented mid-terrace home occupying a favoured location in the popular village of High Halden.

The accommodation is arranged over two floors and comprises of an entrance hallway, living room and impressive kitchen/dining room on the ground floor. On the first floor are three bedrooms and the family bathroom. Outside the property benefits from a rear garden enjoying a westerly aspect and an allocated parking space.

The vendor's sole agents would advise early inspection to fully appreciate the merits of this great home. For further information and to arrange a viewing please call our Tenterden office.

Entrance Hallway

Part obscure glazed entrance door and window to the front elevation, stairs rising to the first floor with recessed storage area beneath, fitted utility cupboard with space and plumbing for washing machine and tumble dryer above, light grey oak effect laminate flooring, recessed ceiling spotlights, doors off to the following:

Living Room

13'4 max x 11'8 (4.06m max x 3.56m)

Window to the front elevation with fitted grey plantation shutters, feature fireplace with exposed brick surround, inset gas fire and back boiler, radiator, oak wooden flooring, archway leading through to:

Kitchen/Dining Room

17'3 x 8'3 (5.26m x 2.51m)

Two windows to the rear elevation, glazed door providing access onto the garden, the kitchen is fitted with a range of oak shaker style cupboard and drawer

base mounted units with matching wall mounted cupboards, complimenting work surface with tiled splashback, inset black composite two bowl sink drainer unit, space and point for electric oven with extractor canopy above, space and point for slimline dishwasher, recessed area providing space and point for freestanding fridge/freezer, space for family dining table, light grey oak effect laminate flooring, radiator.

First Floor

Landing

Access to loft space, fitted airing cupboard housing insulated hot water tank, radiator, doors off to the following:

Bedroom One

10'11 x 8'10 (3.33m x 2.69m)

Window to the front elevation, radiator, range of bespoke wardrobes.

Bedroom Two

10'2 x 8'5 (3.10m x 2.57m)

Window to the rear elevation, small fitted storage cupboard, fitted wardrobe and wooden flooring, radiator.

Bedroom Three

8'2 x 8'0 (2.49m x 2.44m)

Window to the front elevation, light grey oak effect laminate flooring, radiator, recessed ceiling spotlights, range of fitted shelving.

Family Bathroom

Obscure glazed high level window to the rear elevation, the bathroom is fitted with a contemporary white suite comprising white gloss vanity unit, low level wc, inset wash hand basin, fitted storage cupboard, panel enclosed bath with shower above and fitted screen, part tiled walls, stainless steel heated towel rail, oak flooring.

Outside

Rear Garden/Parking

Enjoying a westerly aspect the garden is predominantly laid to lawn with a patio area abutting the rear of the property, offering space for outside dining and entertaining, pathway leading to a detached timber store with power and light connected, gated rear access leads through to a parking area where number 66 benefits from allocated parking space.

Front Garden

Small area of garden with area of lawn and two raised planters.

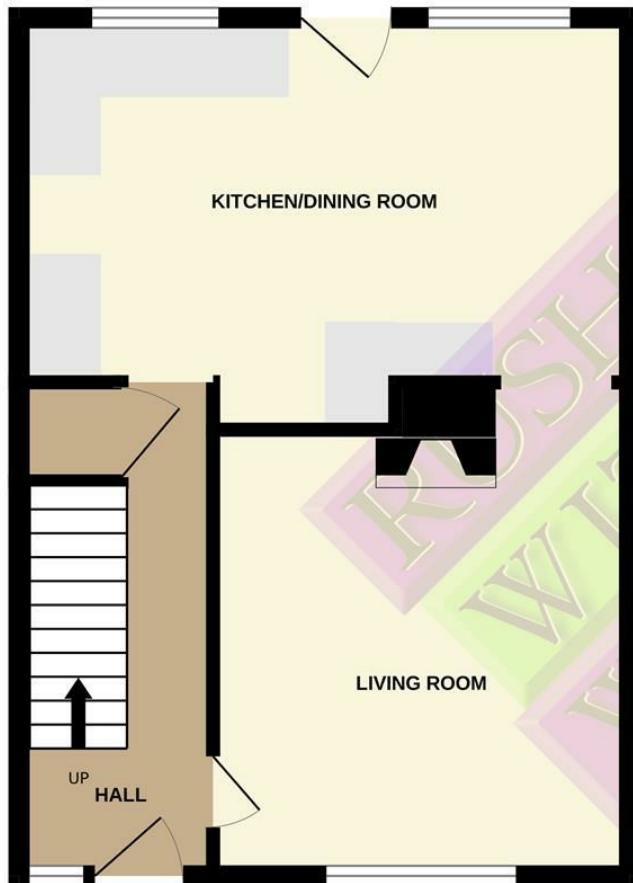
Agent Note

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.

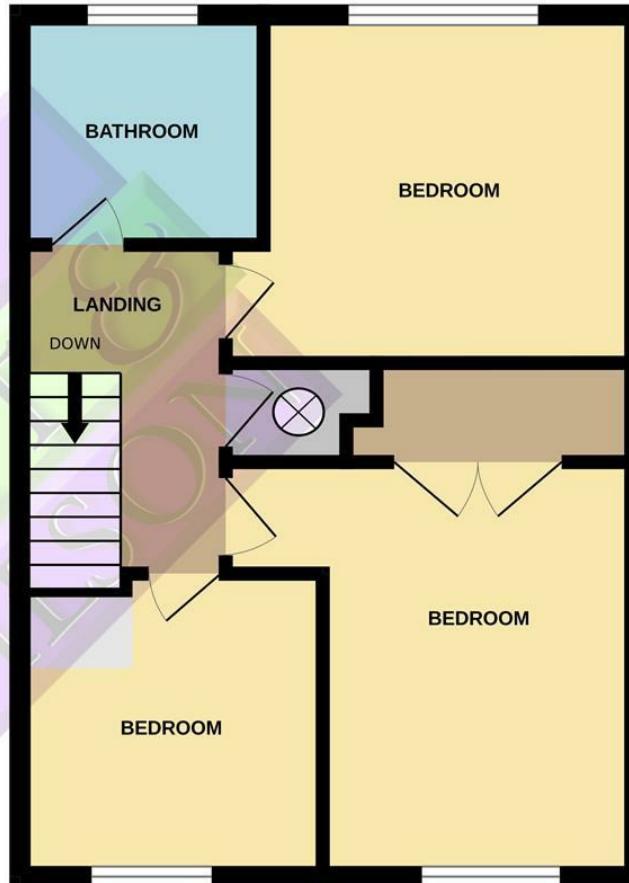
Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.

Council Tax Band: C

GROUND FLOOR



1ST 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) 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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



