

**RUSH
WITT &
WILSON**



**49 Hopes Grove, High Halden, Kent TN26 3ND
Offers In Excess Of £269,950**

Rush Witt & Wilson are pleased to offer this well proportioned mid-terrace homing enjoying views to the rear over the village pavilion/playing field, 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, kitchen and dining room on the ground floor. On the first floor are two bedrooms and the family bathroom. Outside the property benefits from a rear garden and allocated parking space. Offered to the market CHAIN FREE.

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

With part decorative glazed entrance door to the front elevation, wooden flooring, radiator, stairs rising to the first floor and door to:

Living Room

19'6 max x 11'4 max (5.94m max x 3.45m max)

With window to the front elevation, feature fireplace, radiator, fitted under stairs storage cupboard and door leading through to:

Kitchen

14'7 x 8'5 (4.45m x 2.57m)

Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface, inset ceramic sink/drainage unit and tiled splash-back. Inset gas hob with integrated oven beneath and extractor canopy above, space and point for fridge/freezer, space and plumbing for washing machine, space and point for dishwasher, radiator, doorway and open window to:

Dining Room

14'2 x 7'6 (4.32m x 2.29m)

With windows and double doors to the rear elevation giving access to the garden, radiator and laminate flooring.

First Floor

Landing

With stairs rising from the entrance hallway, airing cupboard housing insulated hot water tank, access to loft space where the gas fired boiler is located and doors leading to:

Bedroom 1

11'5 x 9'1 (3.48m x 2.77m)

With window to the front elevation, radiator, built in storage cupboard and built in wardrobe with mirrored sliding doors.

Bedroom 2

8'4 x 7'6 (2.54m x 2.29m)

With window to the rear elevation enjoying a pleasant outlook over the village pavilion and football fields, radiator.

Bathroom

White suite comprising panelled bath with mixer tap and hand-held shower attachment, low level WC, pedestal wash-hand basin, fully tiled walls, heated towel rail and obscured glazed window to the rear elevation.

Outside

Garden/Allocated Parking Space

To the front is a small area of lawned garden with a pathway proceeding to the front door.

The rear garden offers a paved patio area and area of

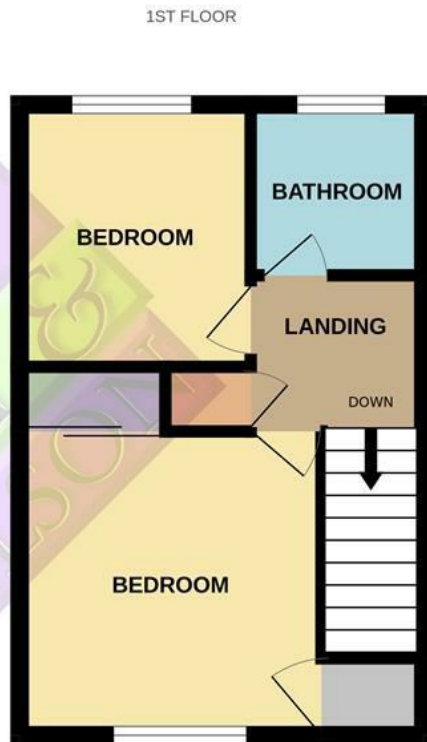
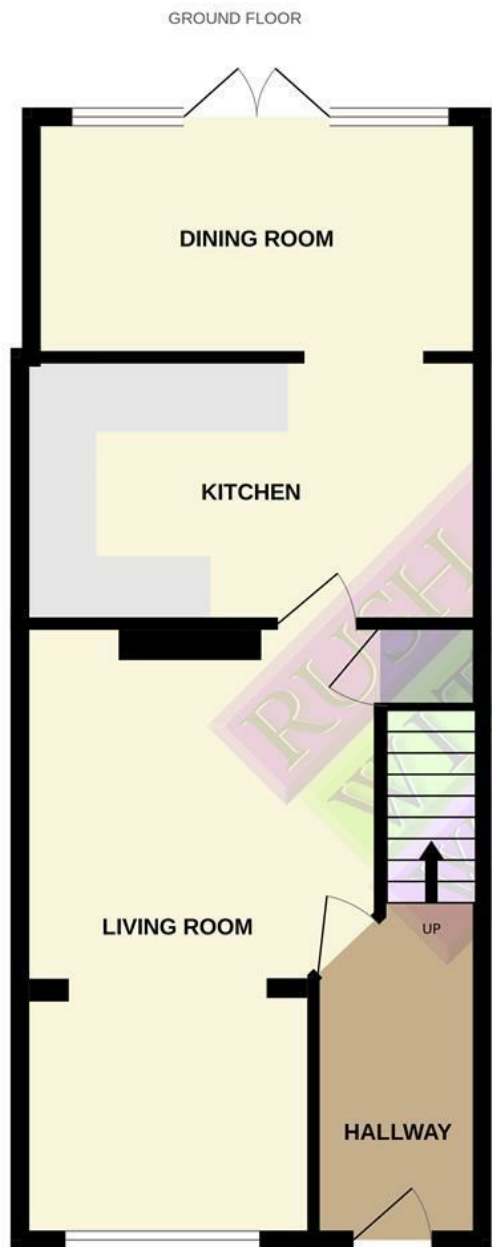
artificial lawn with a raised bed planted with a selection of shrubs, there is a timber store and gated rear access opening directly to the playing field. To the rear of the property No 49 benefits from an allocated parking space.

Agent 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.



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
72	86

Very energy efficient - lower running costs

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

