

**RUSH
WITT &
WILSON**



22 Homewood Road, Tenterden, Kent TN30 7AU
Offers In The Region Of £675,000

Rush Witt & Wilson are pleased to offer this attractive detached family home with good sized gardens occupying a highly sought after location within easy reach of Tenterden High Street.

The well-presented accommodation is arranged over two floors comprising of an entrance porch, hallway, cloakroom, living room and dining room with adjoining kitchen on the ground floor. On the first floor are three bedrooms and a shower room. Outside the property benefits from an attached garage, generous driveway parking and a good sized established rear garden. The property is offered to the market CHAIN FREE.

An internal inspection is highly recommended to fully appreciate this impressive home. For further information and to arrange a viewing please call our Tenterden office on 01580762927.



Entrance Porch With part obscured glazed entrance and window to the front elevation, quarry tiled flooring and further part glazed door opening through to:	First Floor	Attached Single Garage 19'2 x 9'0 (5.84m x 2.74m) With electric up and over door to the front and window and part glazed door to the rear elevation, light and power connected.
Hallway With stairs rising to the first floor with small fitted storage cupboard beneath, window to the side elevation, wood effect flooring, radiator and doors to:	Landing With stairs rising from the entrance hallway, access to loft space, fitted airing cupboard housing insulated hot water tank and doors to:	Agent Note Council Tax Band: E
Cloakroom Fitted with a white suite comprising low level W.C and wall mounted wash-hand basin, obscured glazed window to the rear elevation.	Bedroom 1 18'3 x 10'11 (5.56m x 3.33m) Being double aspect with windows to the front and rear elevation, two radiators, range of fitted wardrobes and fitted dressing table.	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.
Living Room 18'3 x 10'10 (5.56m x 3.30m) Being double aspect with window to the front and glazed double door to the rear elevation allowing access through to the garden, feature fireplace with inset gas fire, two radiators and wood effect laminate flooring.	Bedroom 2 12'2 x 11'2 (3.71m x 3.40m) With window to the front elevation and radiator.	
Dining Room 13'9 x 8'10 (4.19m x 2.69m) With window to the front elevation, wood effect flooring, radiator and archway through to:	Bedroom 3 10'11 x 7'4 (3.33m x 2.24m) With window to the rear elevation and radiator.	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.
Kitchen 11'0 x 10'10 (3.35m x 3.30m) Fitted with a range of cream shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing granite effect work surface with tiled splash-back and inset 1.5 bowl stainless steel sink/drainer unit, inset four burner gas hob with extractor canopy above, upright unit housing integrated double oven, integrated fridge, space and point for dishwasher, space and plumbing for washing machine, wall mounted gas fired boiler and window to the rear elevation enjoying a pleasant view down the garden. Part glazed door to:	Shower Room Fitted with a vanity unit with low level W.C, inset wash-hand basin and fitted storage, large walk-in shower cubicle, stainless steel heated towel rail, fully tiled walls and obscured glazed window to the rear elevation.	
Side Porch With part glazed door the front and rear elevations allowing access through to the garden, quarry tiled flooring, space and point for freestanding fringe/freezer.	Outside Garden To the front an Indian sandstone paved driveway providing off road parking for a number of cars and access to the attached single garage, to one side is an area of lawn bordered with beds planted with well maintained lavender and gated side access/via the side porch allowing access through to: The established and good sized rear garden is a particular feature of the property, a generous paved patio area abuts the rear of the house offering a private space and outside dining and entertaining with steps leading to a large area of level lawn bordered with a selection of beds planted with a mixture of shrubs and seasonal flowers.	



GROUND FLOOR



TOTAL FLOOR AREA: 1145sq.ft. (106.4 sq.m.) approx.

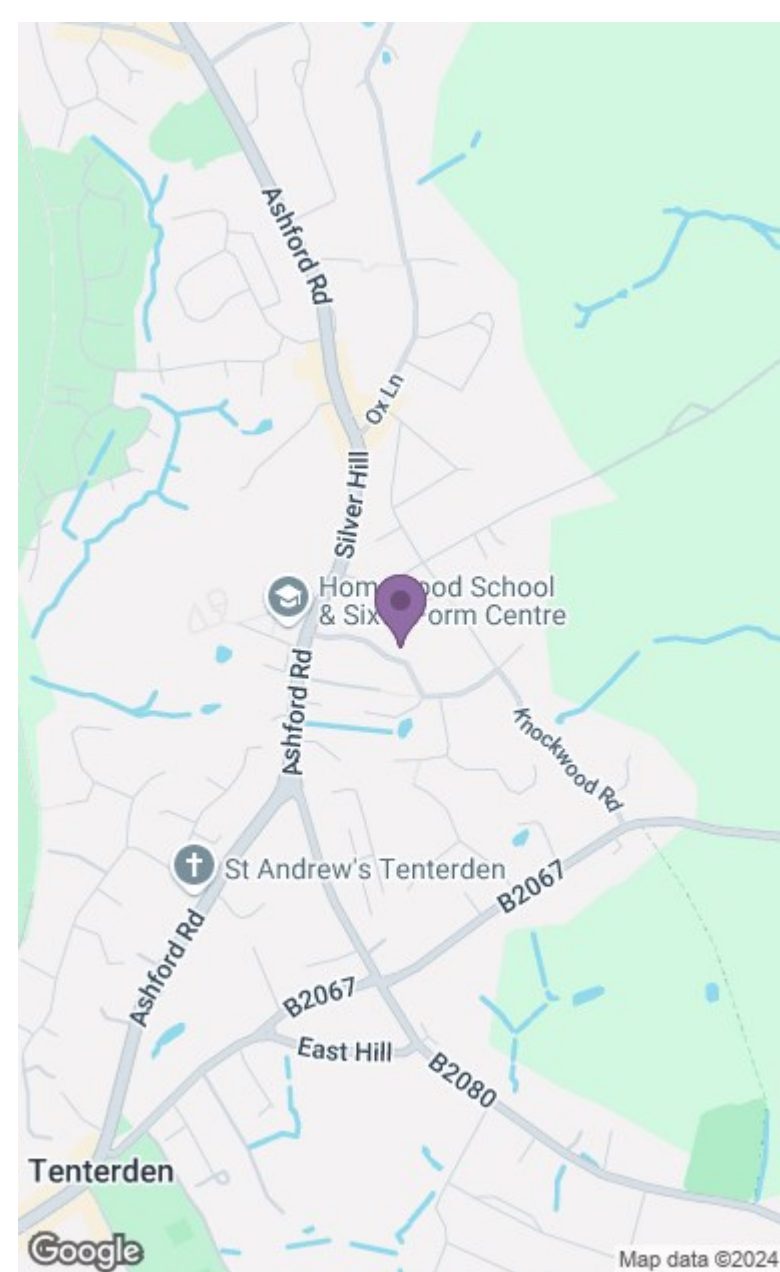
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR



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	75

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(29-34) E		
(21-28) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



**RUSH
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