

**RUSH
WITT &
WILSON**



**93 Front Road, Woodchurch, Kent TN26 3SF
Guide Price £450,000**

Rush Witt & Wilson are pleased to offer this most attractive single storey attached cottage located in the highly sought after village of Woodchurch.

The well presented accommodation comprises of an living room with access to the rear garden, reception room, open plan Kitchen and Dining Room also leading out to the garden, three bedrooms, shower room and a further cloakroom. The cottage benefits from driveway parking, a large detached garage and gardens to the front and rear.

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

Reception Room

11'7" x 10'2" (3.55 x 3.10)

With entrance door and window to the front elevation, feature fireplace with inset real flame gas fire and built in dressers to either side, radiator, connecting door to the inner hallway and further door leading to:

Dining Room

12'8" x 7'0" (3.87 x 2.14)

Being open plan to kitchen/breakfast room with space and table and chairs, two fitted radiators.

Kitchen / Breakfast Room

14'0" x 13'6" (4.27 x 4.14)

A light and airy room with vaulted ceiling. Fitted with a range of traditional style cupboard / drawer base units, matching wall mounted cupboards and glazed cabinets. Complimenting marble work top with matching splash-back and inset ceramic sink/drainage unit, range oven with extractor above, space and plumbing for washing machine, space and point for dishwasher, space and point for fridge/freezer, kitchen

Island unit with marble top and fitted breakfast bar, further cupboard and drawer storage, double doors to the rear elevation allowing access through to the garden.

Inner Hallway**Living Room**

17'7" x 11'6" (5.36 x 3.53)

With double doors and windows to the elevation rear, two radiators.

Bedroom 1

10'9" x 10'0" (3.30 x 3.06)

With window to the front elevation and radiator.

Dressing Room / Study

7'1" x 6'7" (2.16 x 2.01)

With window to the front elevation and radiator.

Bedroom 2

9'10" x 7'1" (3.02 x 2.18)

With window to the front elevation and radiator.

Bedroom 3

14'1" x 8'5" (4.31 x 2.57)

With window to the side elevation and radiator.

Cloakroom

6'11" x 4'11" (2.11 x 1.51)

Accessed from Bed 3 and from the Dressing Room of Bed 1.

Pedestal wash basin and wc. Generous wall and floor tiling. Heated towel rail / radiator fitment. Window to the side.

Shower Room

8'6" x 6'11" max (2.6 x 2.12 max)

Walk in shower, wash basin and wc. Radiator. Window to the rear.

Outside

A block paved hard standing provides off road parking and access to a detached garage.

Lawn and established hedge to the front. Pedestrian gate and path to the property.

Gates from the hard standing to the right hand side lead to the rear garden. A block paved terrace is accessed from the kitchen, a level lawn adjoins.

Garage

23'4" x 12'11" (7.13 x 3.94)

Up and over door to the front. Two windows and door to the side. Light and power connected.

Agents Notes

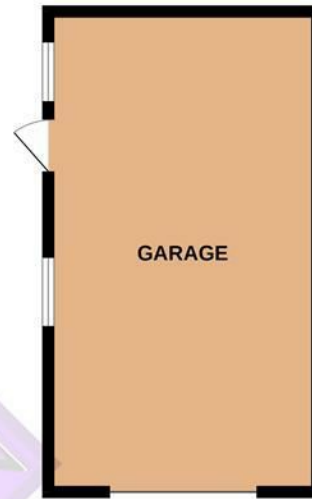
These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these sale particulars have been tested.

Council Tax Band: D

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) 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		79	59
	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		

