

**RUSH
WITT &
WILSON**



**7 Grange Crescent, St. Michaels, Tenterden, Kent TN30 6DY
Offers In The Region Of £375,000 Freehold**

Rush Witt & Wilson are pleased to offer this extremely well-presented semi-detached family home occupying a popular location within easy access of local amenities and schools in the heart of St. Michaels.

Having been fully renovated by the current owners to include replacement UPVC double glazed windows through-out and new central heating system the well proportioned accommodation is arranged over two floors comprising of an entrance hallway, living/dining room with log burning stove and kitchen on the ground floor. On the first floor are three bedrooms and the family bathroom. Outside the property benefits from driveway parking and a good sized rear garden with a detached outbuilding and covered seating area.

For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

Entrance Hallway

Part obscure glazed entrance door and full height obscure glazed window to the front elevation, stairs rising to first floor with small fitted storage cupboard beneath, wooden flooring, radiator and oak part glazed doors opening through to:

Kitchen

11'1 max x 8'7 max (3.38m max x 2.62m max)
Fitted with a range of cream shaker style cupboard and drawer base units with matching wall mounted cupboards, complimenting honed granite worksurface with matching splashback and inset one a half bowl stainless steel sink unit, inset Bosch hob with glass back plate and stainless steel extractor canopy above, upright unit housing integrated Bosch double oven, integrated Neff microwave, space and point for free standing fridge/freezer, space and plumbing for washing machine, space and point for dishwasher, wall mounted gas fired boiler, understairs storage/pantry cupboard, wooden flooring, radiator, window to the rear elevation and part glazed door to the side allowing access through to the garden.

Living Room

13'1 x 10'9 (3.99m x 3.28m)
Large picture window to the front elevation, attractive feature fireplace with inset log burning stove, wooden flooring, radiator and archway leading through to:

Dining Room

10'8 x 8'6 (3.25m x 2.59m)
Wooden flooring, radiator, glazed double doors to the rear elevation allowing access out to the garden.

First Floor

Landing

Stairs rising from the entrance hallway, window to side elevation, access to loft space and oak doors leading to:

Bedroom One

13' x 9'6 (3.96m x 2.90m)
Window to the front elevation, range of fitted wardrobes, radiator.

Bedroom Two

11'3 x 11'10 max (3.43m x 3.61m max)
Window to the rear elevation, range of fitted wardrobes, radiator.

Bedroom Three

8'6 x 7'9 (2.59m x 2.36m)
Window to the front elevation, radiator.

Family Bathroom

Fitted with a modern white suite comprising low level wc, pedestal wash hand basin, "P" shaped panelled bath with shower over and fitted screen, wall mounted stainless steel heated towel rail, part tiled walls, tiled flooring, obscure glazed window to the rear elevation.

Outside

Front Garden

Driveway provides off road parking, down one side is a secure bike store and gated side access leading to:

Rear Garden

Benefits from a south westerly aspect with a resin gravelled patio area abutting the rear of the property extending down one side where there is a log store and provides access to the detached outbuilding with the remainder of the garden being predominately laid to lawn with a selection of fruit trees to the rear boundary. There is an impressive covered seating area offering perfect space for outside dining and entertaining.

Outbuilding

12'3 x 8'2 (3.73m x 2.49m)
With entrance door to the front elevation, window to the rear, light and power connected.

Agents Note

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

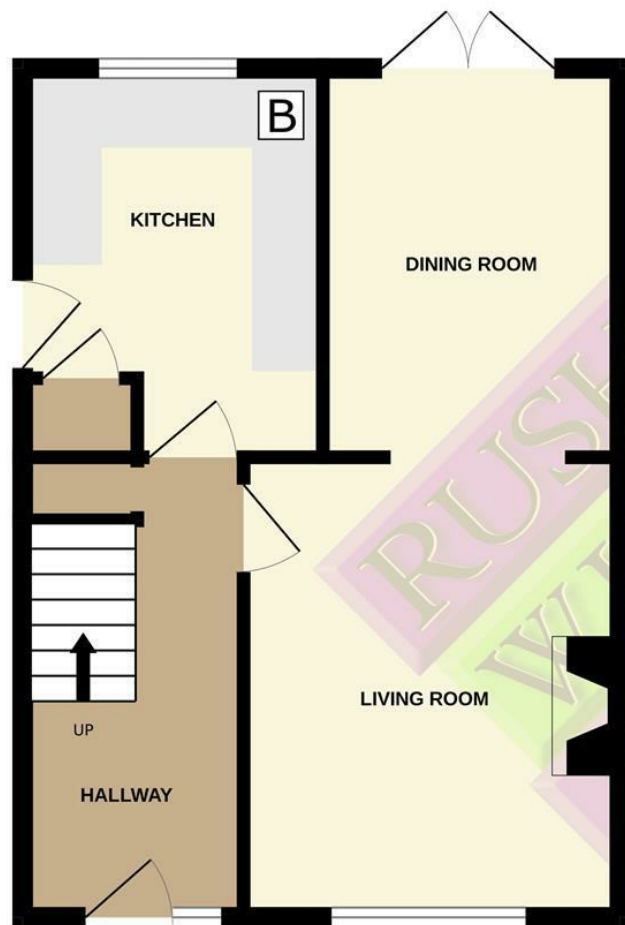
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

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		
(92-100) 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) 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	

