

**RUSH  
WITT &  
WILSON**



**Wayside Bungalow Wayside, St. Michaels, Tenterden, Kent TN30 6DB  
Offers In The Region Of £475,000**

**Rush Witt & Wilson are delighted to offer this attractive detached chalet style home occupying a popular location in the heart of St. Michaels, being within easy access of local amenities.**

**The well presented accommodation is arranged over two floors and comprising of a entrance hallway, living room, dining room, kitchen/breakfast room, utility room, cloakroom and bedroom with en-suite shower room on the ground floor. Whilst on the first floor are two further bedrooms and the family bathroom.**

**Outside the property offers a brick paved driveway, a useful split level outbuilding with adjoining workshop and good sized rear gardens.**

**For further information and to arrange a viewing please call our Tenterden office on 01580762927**



### **Entrance Hallway**

With part decorative glazed entrance door to the front elevation, stairs rising to the first floor with fitted storage cupboard beneath, wooden flooring, radiator and oak doors opening through to:

### **Living Room**

12'8 max x 12'8 (3.86m max x 3.86m)

Being double aspect with windows to the front and side elevations both with fitted plantation shutters, attractive cast iron feature fireplace with wooden surround, fitted low level double cupboard, range of fitted shelving and radiator.

### **Dining Room**

12'6 x 10'3 (3.81m x 3.12m)

With window to the front elevation with fitted plantation shutters, wooden flooring and radiator.

### **Bedroom**

9'10 x 9'10 (3.00m x 3.00m)

With window to the side elevation with fitted plantation shutters, radiator and oak door to:

### **En-Suite Shower Room**

Fitted with a modern white suite comprising low level W.C, wall mounted vanity unit with inset wash-hand basin, storage beneath and mirrored cabinet over, large walk-in shower with sliding door, stainless steel heated towel rail, recessed ceiling spotlights, fitted double wardrobe/storage cupboard, window to the rear elevation, fully tiled walls and flooring.

### **Kitchen/Breakfast Room**

15'3 x 11'11 (4.65m x 3.63m)

Being extensively fitted with a range of wooden shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing granite work surface with matching splash backs and inset 1.5 bowl ceramic sink unit, space and point for range style cooker with stainless steel extractor canopy above, fitted breakfast bar, space and plumbing for washing machine, space and point for dishwasher, space and point for American style fridge/freezer, cupboard housing wall mounted gas fired boiler, under cabinet lighting, tiled flooring, windows to the side and rear elevations both with fitted plantation shutters and oak stable door through to:

### **Utility Room**

15'0 x 5'3 (4.57m x 1.60m)

Fitted with a range of cupboard base units with complementing granite effect work surface, space and plumbing beneath for washing machine, space and point for tumble dryer, tiled flooring, radiator, window to the front elevation with plantation shutters, glazed double doors allowing access to the garden and further door to:

### **Cloakroom**

Fitted with a white suite comprising low level W.C, wall mounted wash-hand basin with tiled splash-back, tiled flooring, radiator and window to the rear elevation with fitted plantation shutters.

### **First Floor**

#### **Landing**

With stairs rising from the entrance hallway, Velux style window to the rear elevation, wooden flooring and oak doors leading to:

#### **Bedroom**

10'11 x 8'4 (3.33m x 2.54m)

With Velux style window to the side elevation, fitted wardrobe and radiator.

#### **Bedroom**

12'8 x 7'3 (3.86m x 2.21m)

Being double aspect with window to the front and Velux style widow to the side elevation, access to small loft space, access to eaves storage and radiator.

#### **Family Bathroom**

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, panelled bath, heated towel rail, Velux style window to the rear elevation, part tiled walls and flooring.

#### **Outside**

#### **Gardens**

To front a brick paved driveway provides off road parking with a small area of lawn to the front being boarded with a range

of established beds planted with a mixture of seasonal flowers and mature shrubs. A narrow brick paved driveway extends down one side with a carport/covered area providing access to the outbuilding/store and a lockable door leading through to the rear garden.

The established rear garden offers a private paved patio area abutting the rear of the property offering space for outside dining and entertaining, steps lead to am generous area of gently sloping lawn bordered with range of established beds planted with a selection of mature shrubs and seasonal flowers. To the end of the garden is a further raised seating area, summerhouse and concrete built store.

#### **Outbuilding/Store**

14'0 x 8'3 (4.27m x 2.51m)

With up and over door to the front elevation, window and personal door to the side, light and power connected. Access via wooden steps/connecting (split level) door to:

#### **Adjoining Workshop**

9'8 x 8'3 (2.95m x 2.51m)

With entrance door to the rear and window to the side elevation.

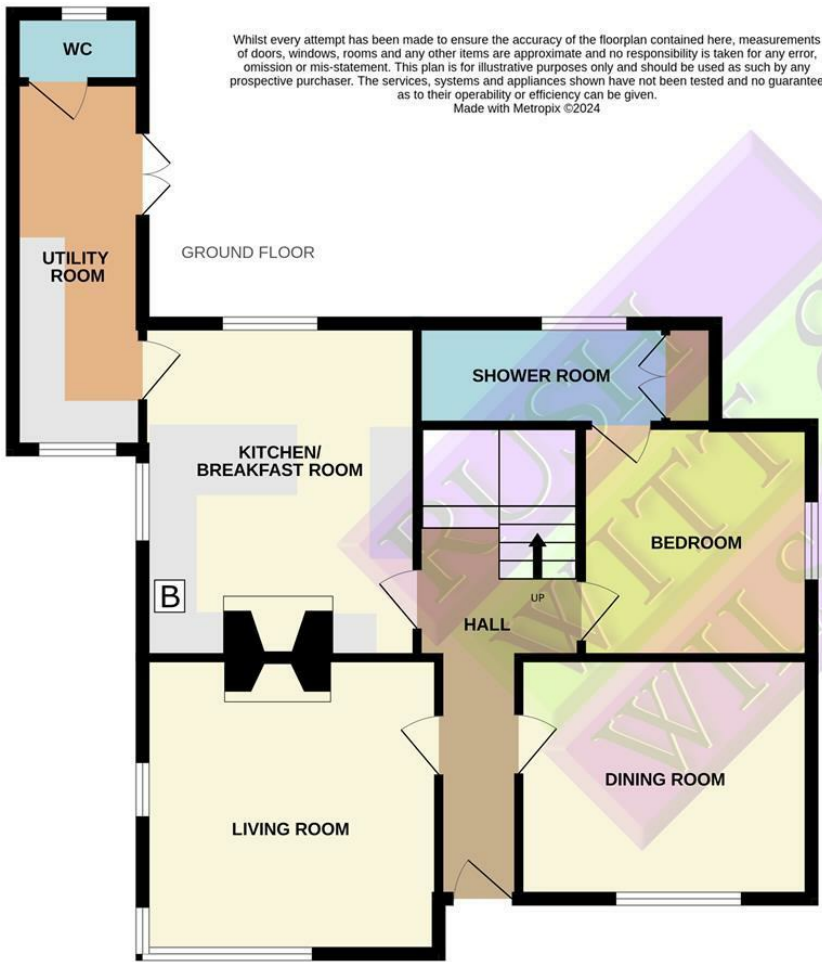
#### **Agent Note**

Council Tax Band: E

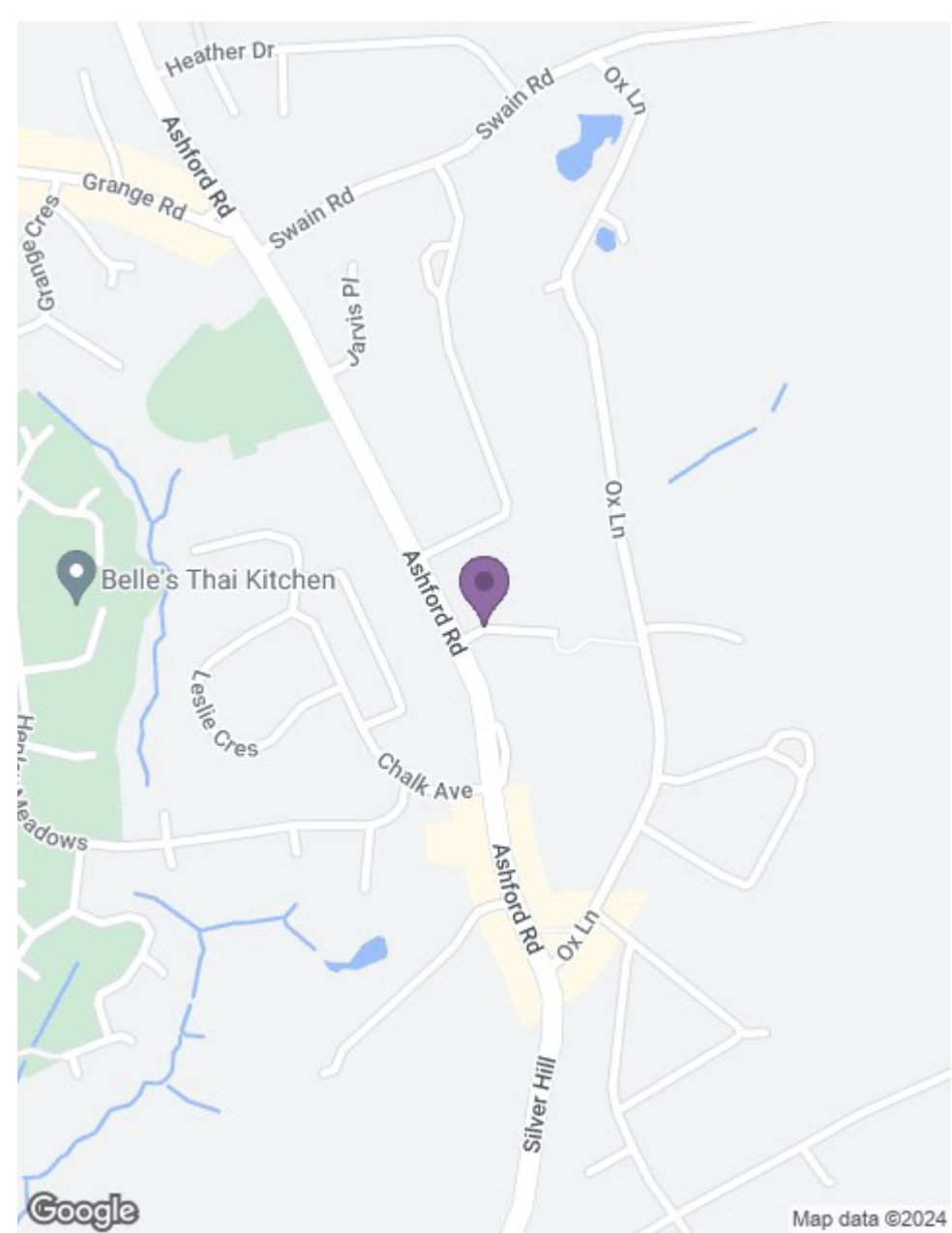
These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned 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.





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(12-14) A		(81-91) A	
(15-17) B		(69-80) B	
(18-20) C		(55-68) C	
(21-23) D		(41-54) D	
(24-27) E		(27-40) E	
(28-30) F		(13-26) F	
(31-35) G		(1-12) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	80	EU Directive 2002/91/EC	
England & Wales	64	England & Wales	



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