

**RUSH  
WITT &  
WILSON**



**63 Hopes Grove, High Halden, Kent TN26 3ND  
Offers In The Region Of £260,000**

Rush Witt & Wilson are pleased to offer this extended end-terrace home occupying a favoured location in the popular village of High Halden. The well-presented accommodation is arranged over two floors and comprises 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 good sized 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 entrance door to the side elevation, stairs rising to the first floor, radiator, obscured glazed window to the front elevation, laminate flooring and connecting door to:

#### **Living Room**

16'3 max x 11'4 (4.95m max x 3.45m)

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

#### **Kitchen**

14'8 x 8'5 (4.47m x 2.57m)

Fitted with a range of shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with matching splash-backs, inset 1.5 bowl sink/drainage unit, inset five burner gas hob with stainless steel extractor canopy above, upright unit housing integrated double oven, integrated dishwasher, space

and point for large fridge/freezer, space and plumbing for washing machine, cupboard housing wall mounted gas fired boiler, laminate flooring, window to the side elevation and archway opening to:

#### **Dining Room**

13'1 x 6'10 (3.99m x 2.08m)

With window to the side elevation, double doors giving access to the garden, radiator and laminate flooring.

#### **First Floor**

#### **Landing**

With stairs rising from the Entrance Hallway, radiator, access to loft space, shelved airing cupboard housing insulated hot water tank and doors leading to:

#### **Bedroom 1**

11'4 x 8'11 (3.45m x 2.72m)

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

#### **Bedroom 2**

8'5 x 7'7 (2.57m x 2.31m)

With window to the rear elevation and radiator.

#### **Bathroom**

White suite comprising 'white gloss' vanity unit with inset wash-hand basin, low level W.C and storage, panelled bath with fixed shower above and obscured glazed window to the rear elevation.

#### **Outside**

#### **Garden/Allocated Parking Space**

To the front is a small area of lawn with gated side

access leading to:

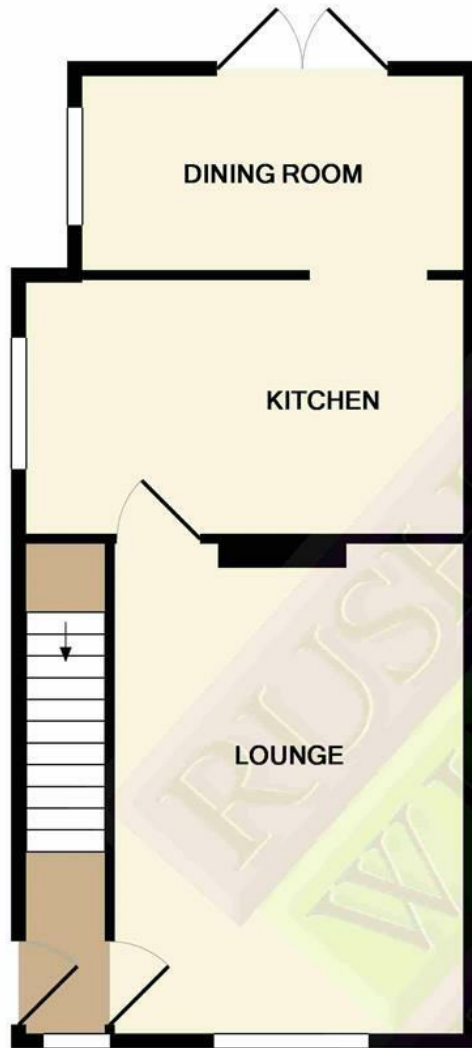
The rear garden offers a good sized area of level lawn being bordered to both sides with a selection of beds planted with a selection of shrubs and seasonal flowers, a paved patio area abuts the rear of the property accessed from the Dining Room offering space for outside entertaining/dining and a decked pathway leads to a timber garden store with power connected at the end of the garden.

No63 also benefits from an allocated parking space in the parking area to the side of the property.

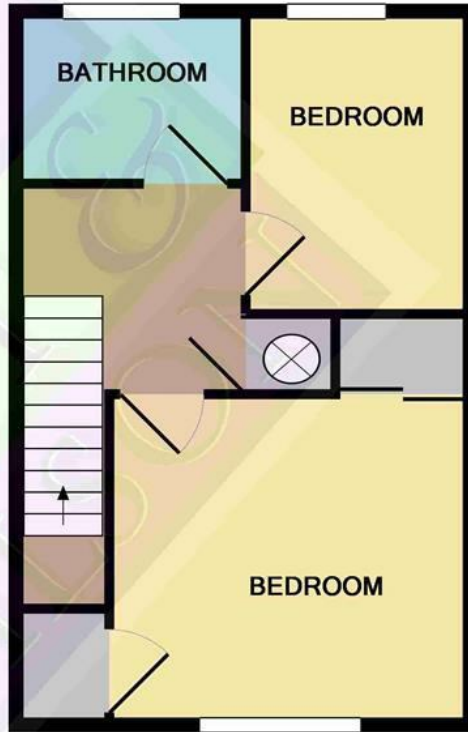
#### **Agent Note**

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



GROUND FLOOR  
APPROX. FLOOR  
AREA 459 SQ.FT.  
(42.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 347 SQ.FT.  
(32.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 806 SQ.FT. (74.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			88
(81-91) B			
(69-80) C		68	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			87
(81-91) B			
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



