**43 Springfield Avenue, St. Michaels, Tenterden, Kent TN30 6NJ**
**Offers In The Region Of £390,000**

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. Having been fully renovated by the current owners to include a full re-wire and new central heating system the well proportioned accommodation is arranged over two floors comprising of an entrance hallway, living/dining room, kitchen, cloakroom and utility room on the ground floor. On the first floor are three bedrooms and the family bathroom. Outside the property benefits from an attached single garage, large driveway and good sized rear garden. For further information and to arrange a viewing please call our Tenterden office on 01580762927

**Entrance Hallway**
With part obscured glazed entrance door to the side elevation, stairs rising to the first floor with fitted storage cupboard beneath, grey oak effect laminate flooring, radiator and doors to:

**Living/Dining Room (L Shaped Room)**
20'2 max x 14'9 (6.15m max x 4.50m)
With two windows to the front elevation, attractive feature fireplace with oak mantel, low level fitted cupboards with display shelving above, two radiators and grey oak effect laminate flooring.

**Kitchen**
13'6 x 8'10 (4.11m x 2.69m)
Fitted with a range of cream 'high gloss' cupboard and drawer base units with matching wall mounted cupboards, complementing wood effect work surface with inset 1.5 bowel sink/drainer unit, space and point for range style cooker with black extractor canopy above, space and point for dishwasher, space and point for free-standing fridge/freezer, part shelved pantry cupboard, recessed ceiling spot lights, window the rear elevation overlooking the garden, grey oak effect laminate flooring, wall mounted vertical radiator and door through to:

**Rear Lobby**

**Cloakroom**
Fitted with a white suite comprising low level W.C, wall mounted wash-hand basin with tiled splash-back and high level obscured glazed window to the side elevation.

**Utility Room**
10'8 x 5'9 (3.25m x 1.75m)
With a range of windows to the side and rear elevations, glazed door allowing access through to the garden, fitted storage cupboard and fitted worksurface with space and plumbing beneath for washing machine and space and point for tumble dryer.

**First Floor**

**Landing**
With stairs rising from the entrance hallway, window to the side elevation, access to loft space where the gas fired boiler is located and doors to:

**Bedroom 1**
14'9 x 11'11 (4.50m x 3.63m)
With window to the front elevation, feature fireplace and radiator.

**Bedroom 2**
10'5 x 8'11 (3.18m x 2.72m)
With window to the rear elevation, fitted wardrobe and radiator.

**Bedroom 3**
10'4 x 7'9 (3.15m x 2.36m)
With window to the front elevation and radiator.

**Family Bathroom**
Fitted with a modern white suite comprising low level W.C, wall mounted 'white gloss' vanity unit with inset wash-hand basin and storage beneath, free standing bath with wall mounted waterfall tap, corner shower cubicle with sliding doors and fixed rainfall shower head, wall mounted grey vertical radiator, part tiled walls, tiled flooring and obscured glazed window to the rear elevation.

**Outside**

**Garden**
To the front a driveway provides off road parking and access to the attached single garage with a pathway proceeding to the front door and large gravelled area providing additional off road parking. Gated access leads to:

The rear garden is of a good size and predominantly laid to lawn with a paved patio to one side.

**Attached Single Garage**
16'9 x 9'3 (5.11m x 2.82m)
With up and over door to the front elevation and personal door to the rear through to the garden.

**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.

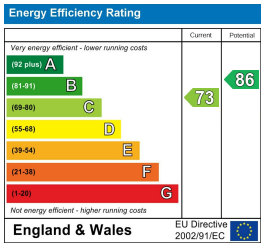
Council Tax Band: D

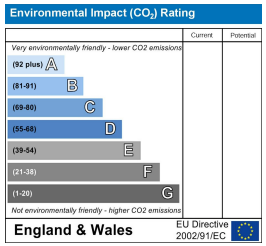
GROUND FLOOR

1ST FLOOR

TOTAL FLOOR AREA : 1197sq.ft. (111.2 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.
Made with Metropix ©2022



**94 High Street, Tenterden, Kent, TN30 6JB**
**Tel: 01580 762927 | tenterden@rushwittwilson.co.uk | www.rushwittwilson.co.uk**

The Property Ombudsman
Relocation agent network

BEKO

DON'T BE LIKE THE REST OF THEM DARLING