

**RUSH
WITT &
WILSON**



Stonystack Ashford Road, Bethersden, Kent TN26 3BD
Guide Price £465,000

Rush Witt & Wilson are pleased to offer this well-presented detached bungalow with large rear garden located on the outskirts of Bethersden and being within easy reach of Ashford.

The well-proportioned accommodation comprising of an entrance hallway, two bedrooms, living room and impressive kitchen/dining room with direct access to the garden. Outside the bungalow benefits from off road parking, an attached single garage and large rear garden believed to measure approximately 130ft (tbv) in length. Potential to extend property subject to planning consent. Offered to the market CHAIN FREE.

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

Entrance Hallway

With entrance door to the side elevation, tiled flooring, access to loft space, fitted airing cupboard housing insulated hot water tank, glazed multi-panelled double doors through to the living room and further doors leading to:

Bedroom 2

10'2 x 9'0 (3.10m x 2.74m)

With window to the front elevation and radiator.

Living Room

14'0 x 12'9 max (4.27m x 3.89m max)

Being double aspect with large picture window to the front elevation and double doors to the rear allowing access to the garden, feature fireplace with inset log burning stove, laminate flooring and radiator.

Bedroom 1

18'0 x 8'7 (5.49m x 2.62m)

Being double aspect with windows to the side and rear elevations, range of fitted wardrobes and two radiators.

Bathroom

Fitted with a modern white suite comprising low level W.C, wall mounted wash-hand basin, bath with mixer tap, shower over and fitted folding screen, stainless steel heated towel rail, obscured glazed window to the side elevation, fully tiled walls and flooring.

Kitchen/Dining Room

23'0 x 10'0 max (7.01m x 3.05m max)

Fitted with a range of shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with tiled splash-back and inset stainless steel round bowl sink/drainage unit, inset four ring electric hob with integrated oven beneath and extractor canopy above, washing machine, integrated low level fridge, freezer and space and point for tumble dryer, floor standing oil fired boiler, space for table and chairs, radiator, window to both side elevations and double doors to the rear allowing access to the garden.

Outside

Attached Single Garage

16'0" x 8'0" (4.88m x 2.44m)

With up and over door to the front elevation, personal door to the side, window to the rear, light and power connected.

Gardens

9 (2.74m)

To the front a gravelled driveway provided off road parking/turning space for a number of cars with an area of lawn to one side and well maintained hedging the front boundary, the driveway proceeds down one side of the bungalow allowing access to the attached single garage. Gated side access leads to:

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) 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 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



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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