RUSH WITT & WILSON

62 Henley Meadows, St. Michaels, Tenterden, Kent TN30 6EN

Offers In The Region Of £585,000 Freehold

Rush Witt & Wilson are pleased to offer this well-presented detached family home, situated in a popular area of St Michaels within easy reach of local amenities and schools.

The well-proportioned accommodation is arranged over two floors and comprises an entrance porch, hallway, cloakroom/wc, study, kitchen/breakfast room, living room and dining room on the ground floor. On the first floor there are five bedrooms, the main with an en-suite and the family bathroom.

Outside the property benefits from a large driveway, a detached double garage and gardens to the side and rear. For further information and to arrange a viewing please call our Tenterden office on 01580762927.

Entrance Porch
Part glazed entrance door and full height obscure glazed window to the front elevation, wooden flooring, multi panel glazed door through to:

Hallway
Stairs rising to the first floor with fitted storage cupboard beneath, window to the side elevation, wooden flooring, radiator, doors off to the following:

Cloakroom/WC
Fitted with a modern white suite comprising low level wc, wall mounted wash hand basin with tiled splashback, radiator, wooden floor, obscure glazed window to the side elevation.

Study
9'6 x 7' (2.90m x 2.13m)
Bay window to the front elevation, wooden flooring, radiator.

Living Room
15'5 max x 15'4 max (4.70m max x 4.67m max)
Window to the front elevation, attractive feature fireplace with inset gas fire, two radiators, double folding doors opening to:

Dining Room
11'9 x 9'9 (3.58m x 2.97m)
Glazed double doors with views and access onto the rear garden, wooden flooring, radiator, door through to:

Kitchen/Breakfast Room
12'5 x 9'9 (3.78m x 2.97m)
Fitted with a range of cream high gloss cupboard and drawer base units with matching wall mounting cupboards, complimenting wood block effect worktop surfaces with tiled splashback and inset stainless steel one and a half bowl sink drainer unit, inset four burner gas hob with glass backplate, integral oven beneath and stainless steel extractor canopy above, integral dishwasher, integral low level fridge, space for table and chairs, wood effect flooring, radiator, window to the rear elevation overlooking the garden, door through to:

Utility Room
7'6 x 5'9 (2.29m x 1.75m)
Fitted with a range of cream high gloss cupboard base units with matching wall mounted cupboards, wood block effect worktop surface with inset sink drainer unit, space and plumbing for washing machine, space for tumble dryer, space for freestanding fridge/freezer, cupboard housing wall mounted gas fire boiler, wood effect flooring, obscure glazed window to the side elevation, part obscure glazed door with access onto the garden.

First Floor

Landing
Access to loft space, doors off to the following:

Family Bathroom
Fitted with a modern white suite comprising low level wc, pedestal wash hand basin, panel enclose bath with shower over and fitted screen, stainless steel heated towel rail, wood effect flooring, part tiled walls, obscure glazed window to the side elevation.

Bedroom One
12'3 x 9'4 (3.73m x 2.84m)
Window to the rear elevation, range of full height fitted wardrobes with mirrored sliding doors, fitted shelved airing cupboard housing insulated hot water cylinder, radiator, door through to:

En-Suite
Fitted with a white suite comprising low level wc, pedestal wash hand basin, panel enclosed bath with shower over, stainless steel heated towel rail, part tiled walls, wood effect flooring, obscure glazed window to the rear elevation.

Bedroom Two
10'3 x 9'9 (3.12m x 2.97m)
Window to the rear elevation, radiator.

Bedroom Three
10'1 x 9'5 (3.07m x 2.87m)
Window to the front elevation, radiator.

Bedroom Four
11'9 x 7'5 (3.58m x 2.26m)
Window to the front elevation, radiator.

Bedroom Five
8'8 x 7'3 (2.64m x 2.21m)
Window to the front elevation, radiator.

Outside

Front Garden
Generous area of lawn with a paved pathway proceeding to the front door, further pathway leading to gated side access.

Parking
To the side is a generous driveway providing off road parking for up to six vehicles, allowing access to:

Detached Double Garage
16'7 x 16'4 (5.05m x 4.98m)
One up and over door, one electric roller door to the front elevation, CCTV system, external security lights and power connected.

Side & Rear Gardens
Of a good size, abutting the rear of the property is a paved patio area offering space for outside dining and entertaining, beyond this is a sloping area of lawn bordered with a range of beds planted with a mixture of shrubs and seasonal flowers, further area of level lawn to the side with a part pergola covered patio offering space for further outside seating, range of raised planters, water tap, external power socket, gated side access leading to the driveway and garage.

Agents Note
Council Tax Band - F

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

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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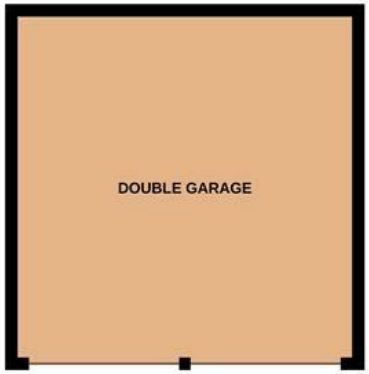

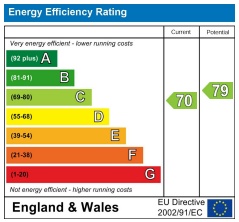

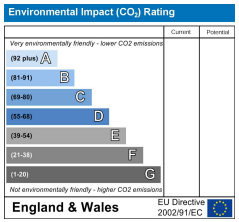

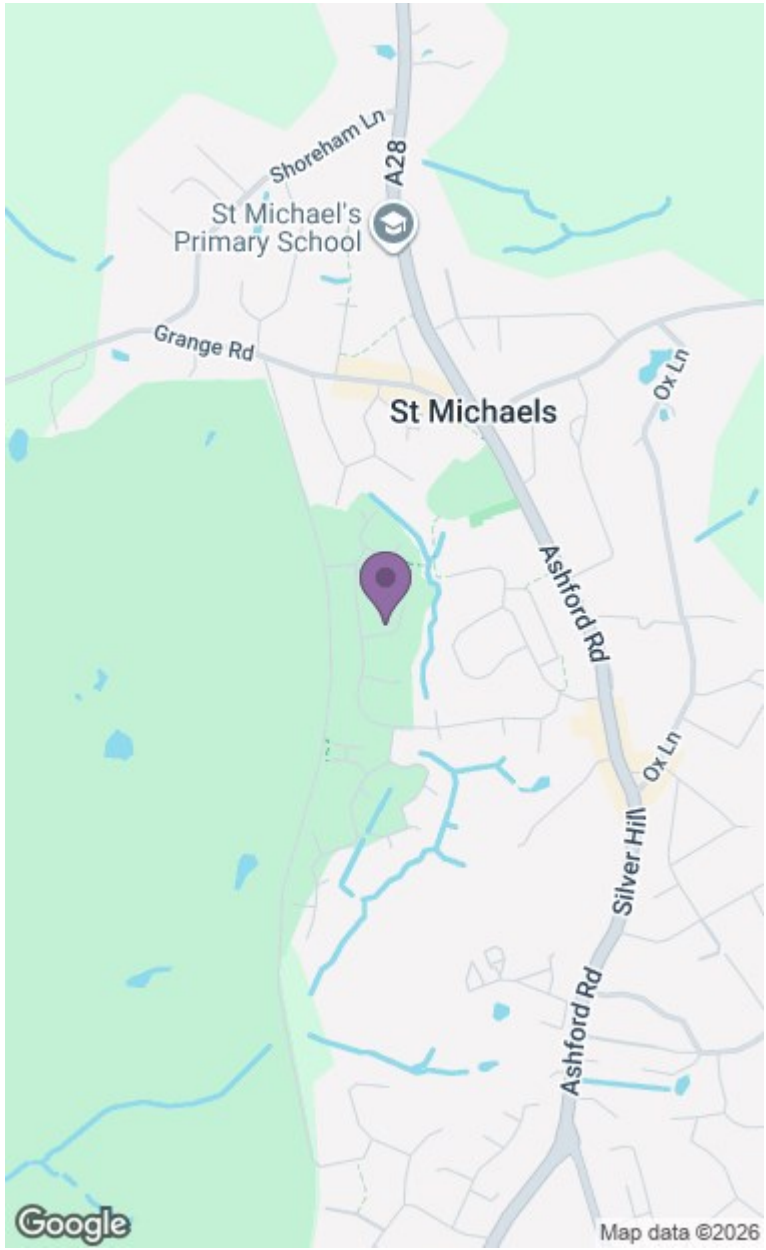

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The Property Ombudsman

Relocation agent network