

**RUSH  
WITT &  
WILSON**



**Woodside Ashford Road, High Halden, Ashford, Kent TN26 3LJ  
Offers In The Region Of £625,000 Freehold**

**Rush Witt & Wilson are pleased to offer this deceptively spacious detached bungalow located on the outskirts of the popular village of High Halden.**

**The well presented accommodation comprises of a entrance hallway, four double bedrooms, the main with an en-suite shower room, family bathroom, utility room, kitchen/breakfast room, dining room and living room with bifold doors onto the garden.**

**Outside the bungalow offers a generous brick paved driveway, an attached double garage and good sized rear garden benefitting from a southerly aspect.**

**A full inspection is highly recommended by the Vendor's sole agents, for further information and to arrange a viewing please call our Tenterden office on 01580 762927.**



### **Entrance Hallway**

Entrance door to the front elevation, access to loft space, radiator, shelved airing cupboard housing insulated hot water tank and doors leading to:

### **Bedroom One**

16' x 10'6 (4.88m x 3.20m )

Window to the front elevation, range of full height fitted wardrobes with mirrored sliding doors, radiator, door leading to:

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

Fitted with a modern suite comprising low level wc, wall mounted grey gloss vanity unit with inset wash hand basin and fitted drawer storage beneath, large tiled shower cubicle with folding door, obscure glazed window to the side elevation, stainless steel heated towel rail, fully tiled walls and floor.

### **Bedroom Four**

12'2 x 9'9 (3.71m x 2.97m )

Currently utilised as a home office with window to the front elevation, radiator.

### **Bedroom Three**

12'2 x 9'9 (3.71m x 2.97m )

Window to the side elevation, radiator.

### **Bedroom Two**

12'2 x 9'9 (3.71m x 2.97m )

Window to the side elevation, radiator.

### **Bathroom**

Fitted with a modern suite comprising low level wc, wall mounted grey gloss vanity unit with inset sink and drawer storage beneath, panelled bath with mixer tap and hand held shower attachment, large corner shower cubicle with double sliding doors, stainless steel heated towel rail, fitted storage cupboard, part tiled walls and obscure glazed window to the side elevation, stainless steel heated towel rail.

### **Living Room**

17'1 x 14'8 (5.21m x 4.47m )

With bi-fold doors to the rear elevation allowing access through to the garden, radiator.

### **Dining Room**

13'7 x 8'4 (4.14m x 2.54m )

Glazed double doors to the rear elevation allowing access through to the garden, radiator, door leading to:

### **Kitchen/Breakfast Room**

17'7 max x 12'2 (5.36m max x 3.71m )

Fitted with a range of modern style cupboard and drawer base units with matching wall mounted cupboards, complimenting work surface with tiled splashback and inset one and a half bowl stainless steel sink drainer unit, inset four ring electric hob with glass back plate and extractor canopy above, upright unit housing integrated double oven, space and points for American style fridge/freezer, space and point for dishwasher, space for table and chairs, wall mounted vertical radiator, wood effect flooring, window to the rear elevation enjoying a pleasant outlook over the garden, obscure glazed door to the side elevation, further door leading to:

### **Utility Room**

6'8 x 5'3 (2.03m x 1.60m )

Fitted base cupboard with wood effect worksurface above inset stainless steel sink/drain unit, space and plumbing for washing machine, space and point for tumble dryer, wood effect flooring, window to the front elevation.

### **Outside**

#### **Front of Property**

A brick paved driveway provides off road parking for a number of vehicles and provides access to the attached double garage. To one side there is an area of lawn with a pathway proceeding to the front door and a range of beds planted with a mixture of shrubs. Access to both sides leads to the rear garden.

#### **Attached Double Garage**

16'4 x 16'2 (4.98m x 4.93m )

Two double doors to the front elevation, floor standing oil fired boiler, obscure glazed personal door to the rear, light and power connected.

### **Rear Garden**

Is of a good size and benefits from a southerly aspect with a paved patio area abutting the rear of the bungalow offering space and outside dining and entertaining, this leads to a generous area of level lawn being interspersed with a mixture of mature shrubs, fruit trees and roses.

### **Agents Note**

Council Tax Band – E

Please note the property is on a private drainage.

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.

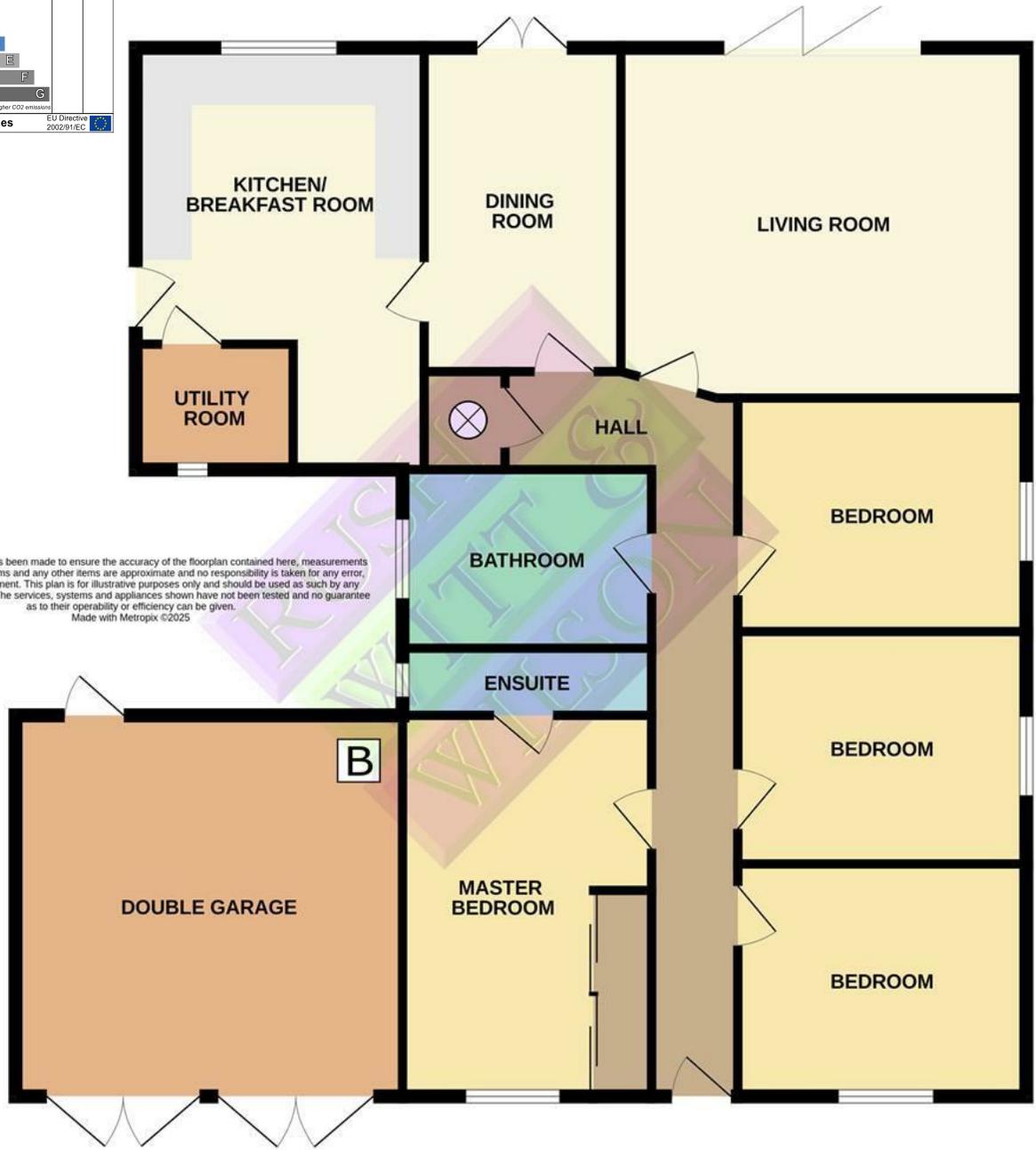
Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection. If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



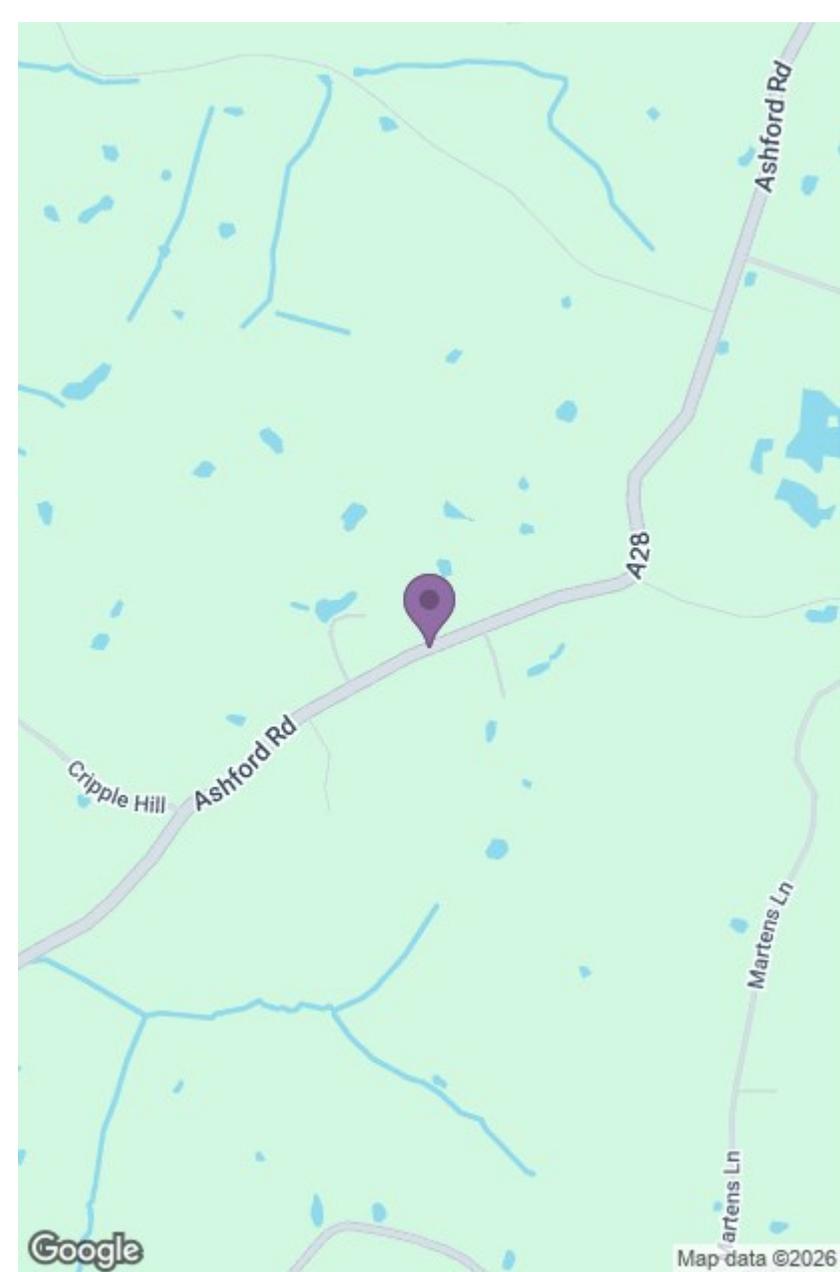
Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
(92-101)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(13-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(92-101)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(13-38)	G		
Not environmentally friendly - higher CO <sub>2</sub> 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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