

**RUSH  
WITT &  
WILSON**



**1 Wells Close, Tenterden, Kent TN30 6QJ  
Offers In The Region Of £635,000**

**Rush Witt & Wilson are pleased to offer this well-presented detached bungalow occupying a generous corner plot within easy reach of Tenterden High Street.**

**The well-proportioned accommodation comprises of a entrance porch, hallway, two double bedrooms, bathroom, kitchen/breakfast room and living room with adjoining dining/sun room. Outside the bungalow benefits from driveway parking, a detached single garage and generous gardens which surround the bungalow.**

**An internal inspection is highly recommended to fully appreciate this stunning bungalow. For further information and to arrange a viewing please call our Tenterden office on 01580762927.**



### **Entrance Porch**

Obscure glazed entrance door to side, further glazed door opening to:

### **Entrance Hallway**

Fitted double cloaks cupboard, fitted airing cupboard, access to loft space, radiator, doors off to the following:

### **Living Room**

20'8 x 12'5 (6.30m x 3.78m)

Window to side, two radiators, feature fireplace with marble surround, glazed door and window leading through to:

### **Sun Room/Dining Room**

11'9 x 8'1 (3.58m x 2.46m)

Range of windows to side and rear, glazed double doors providing access to the rear garden, radiator.

### **Kitchen/Breakfast Room**

11'8 max x 12'1 (3.56m max x 3.68m)

Window and obscure glazed door to side, fitted with a range of traditional style cupboard and drawer base units with work surfaces over and matching wall mounted cupboards above, generous tiled splashback, inset stainless steel sink unit with side drainer, inset four ring electric hob with extractor canopy above, space and point for freestanding fridge/freezer, space and plumbing for washing machine, radiator, wall mounted gas fired boiler. space for small table and chairs, serving hatch through to the living room.

### **Bedroom One**

14'8 max x 11'8 (4.47m max x 3.56m)

Window to front, radiator, double fitted wardrobe.

### **Bedroom Two**

11'1 x 9'3 (3.38m x 2.82m)

Window to side, fitted double wardrobe, radiator.

### **Bathroom**

Two obscure glazed windows to side, fitted with a modern white suite comprising low level wc, white gloss vanity unit with inset wash hand basin and fitted set beneath, panel enclosed bath with shower over and fitted folding shower screen, stainless steel heated towel rail, radiator, fully tiled walls and flooring.

### **Outside**

### **Gardens**

The bungalow sits centrally on a generous plot, believed to measure approximately 0.17 of an

acre. To the front a driveway provides off road parking for two vehicles which leads to the garage. Generous lawned gardens surround the bungalow being interspersed with a variety of mature shrubs, roses and seasonal flowers. To the immediate rear of the bungalow there is a paved patio area giving access to a greenhouse and a further seating area providing space for outside al-fresco dining and entertaining.

### **Detached Single Garage**

16'0 x 8'8 (4.88m x 2.64m )

Up and over door to front, window to rear, light and power connected.

### **Agent Note**

Council Tax Band: E

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.

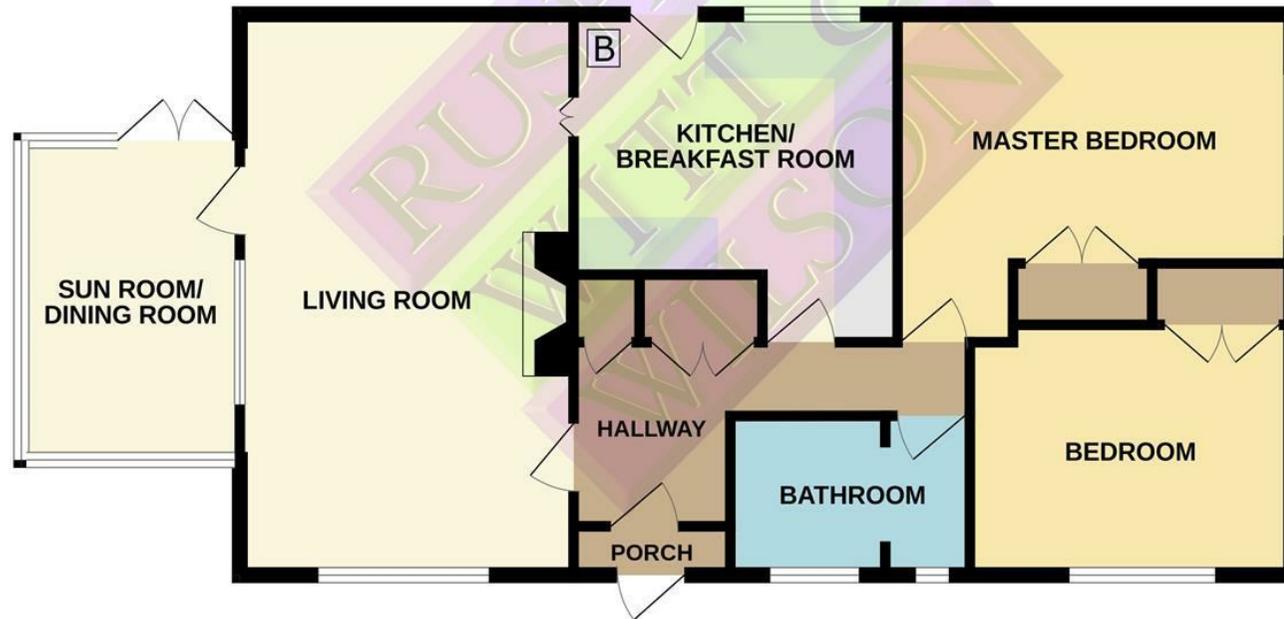
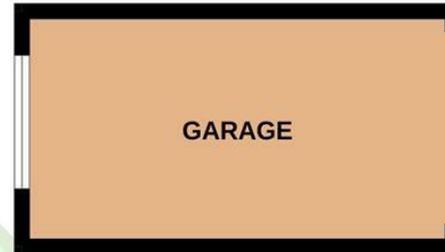
Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and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

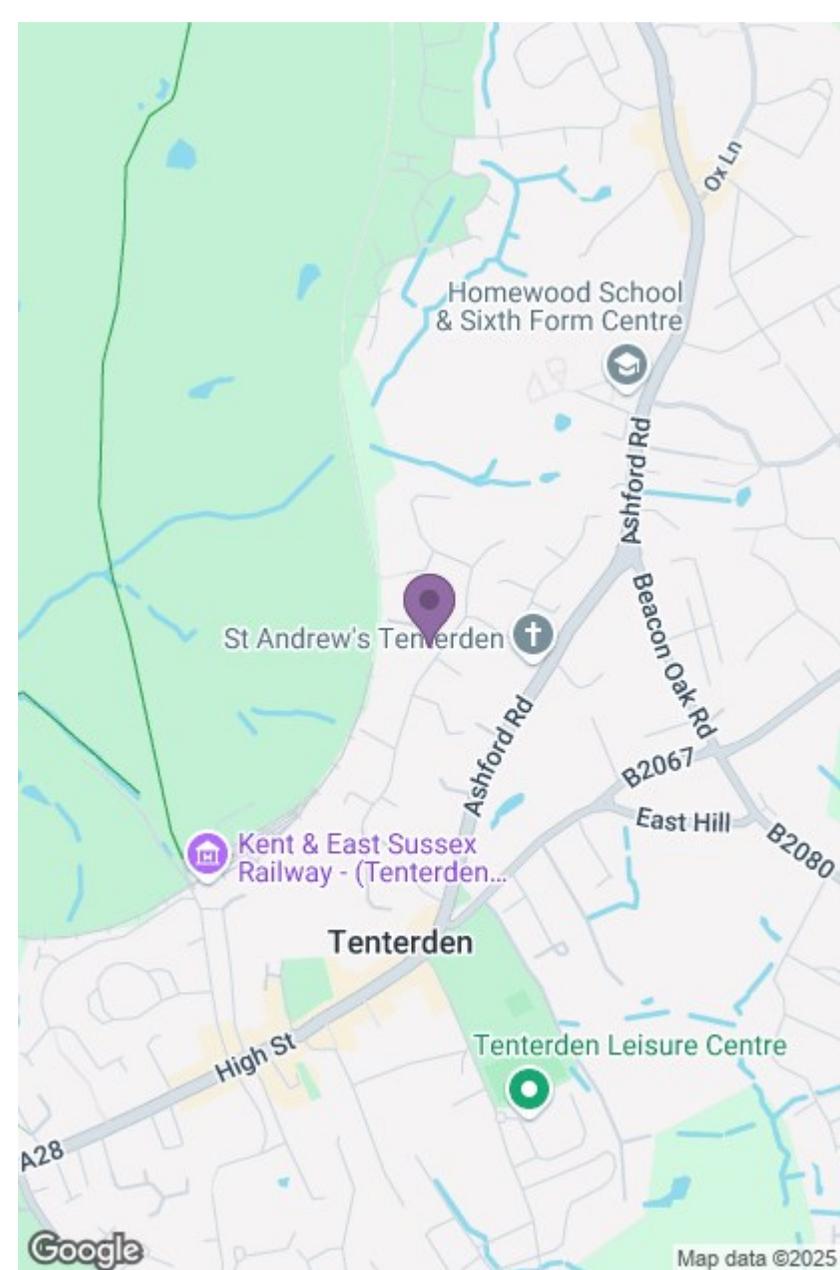


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	86		
	70		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

## GROUND FLOOR

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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