

**RUSH
WITT &
WILSON**



17 Silver Hill, Tenterden, Kent TN30 6NE
Offers In Excess Of £490,000

Rush Witt & Wilson are pleased to offer this most attractive (un-listed) end of terrace cottage located within easy access of the desirable tree lined High Street of Tenterden.

Offering a wealth of period features through-out the well-presented accommodation is arranged over three floors and comprises of a living/dining room with impressive inglenook fireplace, kitchen with access to a cellar and cloakroom on the ground floor. On the first floor are two bedrooms, the main with an-suite wet room, the family bathroom and a study, whilst to the second floor is a further bedroom/loft room. Outside the property offers a good sized front garden with detached home office/garden room, paved rear courtyard and extensive off road parking to the side. Further benefits include UPVC double glazed windows and gas central heating.

An internal inspection of this charming cottage is highly recommended, for further information and to arrange a viewing please call our Tenterden office on 01580 762927.



Lower Ground Floor

Cellar

14'11 x 8'2 (4.55m x 2.49m)
Accessed via a floor hatch in the kitchen.

Ground Floor

Living/Dining Room

22'10 max x 12'1 (6.96m max x 3.68m)
With entrance door and two windows to the front elevation overlooking the garden, grey wood effect laminate flooring, exposed timbers and beams, two radiators and impressive exposed inglenook fireplace with oak bressumer and inset log burning stove. Door to:

Kitchen

17'11 x 8'10 (5.46m x 2.69m)
Being extensity fitted with a range of grey shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing woodblock work surface with tiled splash-back and inset butler sink, inset five burner gas hob with extractor canopy above, upright unit housing integrated double oven, integrated dishwasher, integrated low level fridge/freezer, integrated washing machine, under cabinet lighting, grey wood effect laminate flooring, exposed timbers and beams, under stairs fitted storage cupboard, latch wooden door with stairs rising to the first floor, two windows the rear elevation, stable doors allowing access through to the garden. Door to:

Cloakroom

Fitted with a high flush W.C and wall mounted wash-hand basin with tiled splash-back, radiator, quarry tiled flooring and obscured glazed window to the side elevation.

First Floor

Landing

With stairs rising from the kitchen, exposed timbers and doors to:

Bedroom 1

11'11 x 13'0 max (3.63m x 3.96m max)
With window to the front elevation, exposed beams, radiator, range of fitted wardrobes and door to:

En-Suite Wet Room

Fully tiled walk in shower and wall mounted stainless steel heated towel rail.

Bedroom 2

9'9 x 8'0 (2.97m x 2.44m)
With window to the front elevation, radiator, under stairs fitted storage cupboard, exposed timbers and beams,

Study

10'8 max x 4'6 max (3.25m max x 1.37m max)
With window to the rear elevation, radiator and access to eaves storage.

Bathroom

Fitted with a modern suite comprising low level W.C, counter top wash-hand basin, tiled panelled bath with shower over and fitted screen, stainless steel heated towel rail, window to the rear elevation, part tiled walls and tiled flooring.

Second Floor

Loft Room/Bedroom 3

21'7 x 8'11 (6.58m x 2.72m)
With stairs rising from the landing, window to the front and two Velux style windows to the rear elevations, access to eaves storage, radiator and exposed timbers.

Outside

Gardens

The front garden is of a good size and predominantly laid to lawn bordered either side with a selection of established beds planted with a mixture of shrubs and seasonal flowers. To the end of the garden is the timber clad detached garden room/home office with a decked terrace offering space for outside dining/entertaining.

To the rear is a fully paved patio area offering further

seating/entertaining space and steps to the side leading to a generous gravelled driveway providing extensive off road parking.

Detached Home Office/Garden Room

11'1 x 7'7 (3.38m x 2.31m)
Being fully insulated with bifold doors to the front elevation, light and power connected. Useful adjoining store/shed (4'11 x 3'6).

Agent Note

Please note, there is a pedestrian right of way across the front/side pathway for the neighbouring cottages.

Council Tax Band: C

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.



GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.8 sq.m.) approx.



2ND FLOOR
206 sq.ft. (19.2 sq.m.) approx.



OUTSIDE
102 sq.ft. (9.5 sq.m.) approx.



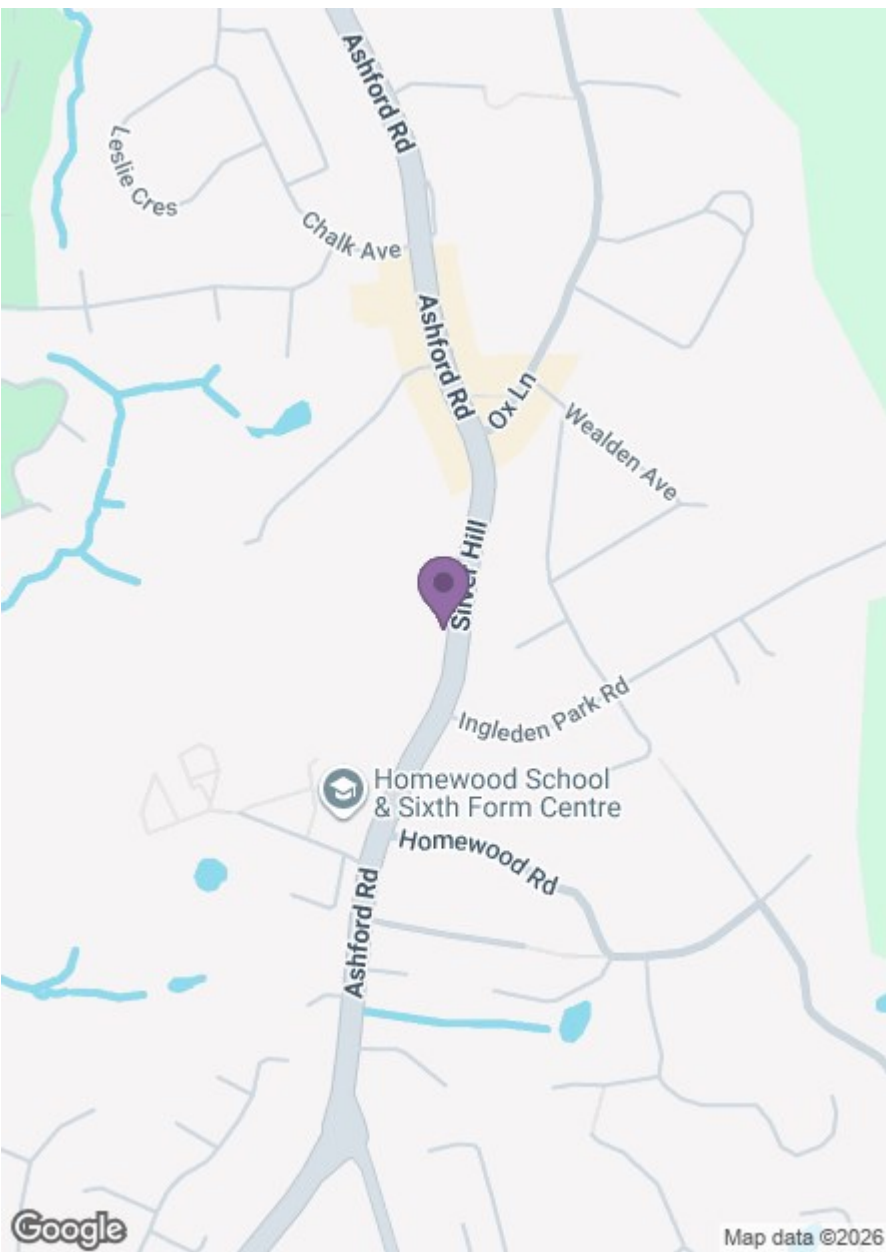
TOTAL FLOOR AREA : 1144 sq.ft. (106.3 sq.m.) approx.

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.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
32-35 kWh/m ² A			32-35 g/m ² A		
27-31 kWh/m ² B			36-40 g/m ² B		
22-26 kWh/m ² C			41-45 g/m ² C		
18-21 kWh/m ² D			46-50 g/m ² D		
15-17 kWh/m ² E			51-55 g/m ² E		
12-14 kWh/m ² F			56-60 g/m ² F		
10-11 kWh/m ² G			61-65 g/m ² G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





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