

**RUSH  
WITT &  
WILSON**



**4b West Cross, Tenterden, Kent TN30 6JL  
Offers In The Region Of £675,000**

**\*\* NOW FINISHED/READY TO MOVE IN - CHAIN FREE \*\***

Rush Witt & Wilson are pleased to offer this stunning newly converted Grade II Listed town house occupying a prime location on the highly sought after tree lined High Street of Tenterden.

Having been finished to a high standard through-out the well-proportioned accommodation is arranged over three floors and comprises of an entrance porch, generous kitchen/dining/day room, rear lobby with renovated original staircase and cloakroom on the ground floor. On the first floor is a reception room overlooking the High Street, a double bedroom and bathroom. To the second floor is a generous master bedroom with en-suite bathroom and further double bedroom. Outside the property offers off an road parking space with electric charging point and a small courtyard garden. Offered to the market CHAIN FREE. Further benefits include gas central heating, fitted electric range style cooker, bespoke wooden double glazed sash-windows to front elevation

An internal inspection of this stunning home is highly recommended, please call our Tenterden Branch on 01580 762927 for further information.

#### **Entrance Porch**

With entrance door to the front elevation, wooden flooring and solid oak door opening to:

#### **Kitchen/Dining/Day Room**

21'11 x 18'3 (6.68m x 5.56m)

With attractive bay window to the front elevation, wooden flooring, two grey wall mounted vertical column radiators, the kitchen area is fitted with a range of 'white gloss' cupboard and drawer base units with

matching wall mounted cupboards, complementing work surface with tiled splash-back and inset stainless steel sink/drainage unit, fitted electric range style cooker with extractor canopy above, integrated fridge/freezer, and integrated dishwasher. Door leading to:

#### **Rear Lobby**

With impressive fully renovated original staircase rising to the first floor, door to the rear elevation leading to the courtyard, under stairs cupboard with space and plumbing for washing machine, radiator and door to:

#### **Cloakroom**

#### **First Floor**

#### **Landing**

#### **Living Room**

18'9 x 12'0 (5.72m x 3.66m)

With sash window to the front elevation overlooking the High Street and radiator.

#### **Bedroom 2**

18'5 max x 9'0 max (5.61m max x 2.74m max)

With window to the rear elevation and radiator.

#### **Bathroom**

Fitted with a modern white suite comprising low level W.C, pedestal wash-hand basin, panelled bath with mixer tap, fixed shower above and fitted screen, heated towel rail and part tiled walls.

#### **Second Floor**

#### **Landing**

#### **Master Bedroom**

18'9 x 11'2 (5.72m x 3.40m)

With sash window to the front elevation overlooking the high street, radiator and door leading to:

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

Fitted with a modern white suite comprising low level W.C, pedestal wash-hand basin, large shower cubicle with folding screen, heated towel rail and part tiled walls.

#### **Bedroom 3**

62'4"6" max x 29'6"13'1" max (19'2 max x 9'4 max)

With window to the rear elevation and radiator.

#### **Outside**

#### **Courtyard Garden**

14'9 x 9'1 (4.50m x 2.77m)

The fully paved courtyard is accessed from the rear lobby and offers space for an outside table and chairs, gated access to the rear leads to the off road parking space.

#### **Off Road Parking Space**

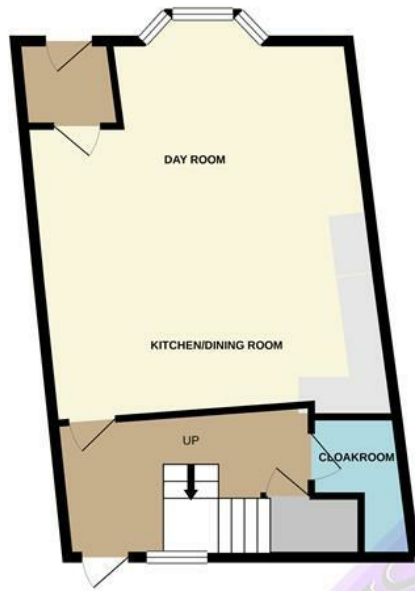
To the rear of the property is an off road parking space for one car with electric charging point being accessed via Caxton Close.

#### **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.

GROUND FLOOR



1ST FLOOR



2ND 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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