

**RUSH  
WITT &  
WILSON**



**18 Hopes Grove, High Halden, Kent TN26 3ND  
Offers In Excess Of £310,000**

Rush Witt & Wilson are pleased to offer this well-presented mid-terrace family home being with-in walking distance of the village amenities in the heart of High Halden.

The well proportioned accommodation is arranged over two floors and comprises of an entrance hallway, a spacious 17'7 x 11'4 kitchen/dining room, living room and conservatory on the ground floor. On the first floor are three bedrooms and the family bathroom. Outside the property benefits from a rear garden and allocated parking space.

The vendor's sole agents would advise early inspection to fully appreciate the merits of this great home. For further information and to arrange a viewing please call our Tenterden office.

#### **Entrance Hallway**

With entrance door to the front elevation, fitted storage cupboard housing wall mounted Worcester gas fired boiler, stairs rising to the first floor with small fitted storage cupboard beneath, radiator, wood effect laminate flooring and doors to:

#### **Living Room**

13'7 x 11'7 (4.14m x 3.53m )

With window to the front elevation, wood effect laminate flooring and radiator.

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

17'7 x 11'4 (5.36m x 3.45m)

Fitted with a range of white shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with tiled splash-back and inset stainless steel sink/drain unit, inset four ring electric hob with integrated oven beneath and stainless steel extractor canopy above,

space and plumbing for washing machine, space and point for free stranding fridge/freezer, fitted pantry/storage cupboard, radiator, wood effect laminate flooring, space for table and chairs, two windows to the rear elevation and part glazed door opening to:

#### **Conservatory**

9'5 x 9'2 (2.87m x 2.79m)

Being dully double glazed with a range of windows and double doors to the rear elevation allowing access through to the garden.

#### **First Floor**

##### **Landing**

With stairs rising from the entrance hallway, access to loft space, fitted shelved storage/airing cupboard and doors to:

##### **Bedroom 1**

14'0 x 8'6 (4.27m x 2.59m)

With window to the front elevation, wood effect laminate flooring and radiator.

##### **Bedroom 2**

11'2 x 9'7 (3.40m x 2.92m)

With window to the rear elevation, wood effect laminate flooring and radiator.

##### **Bedroom 3**

8'11 x 8'9 (2.72m x 2.67m )

With window to the front elevation, wood effect laminate flooring and radiator.

##### **Bathroom**

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, 'P' shaped panelled bath with mixer tap, shower above and fitted screen, wall mounted stainless steel heated towel rail, fully tiled

walls and two obscured glazed windows to the rear elevation.

#### **Outside**

##### **Garden/Allocated Parking Space**

The rear garden is predominately paved being bordered with a range of beds planted with a selection of shrubs and offering a private space for outside dining/entertaining. There is also a timber garden store and gated rear access. To the front of the property is a central parking area where No 18 benefits from an allocated parking space.

#### **Agent Note**

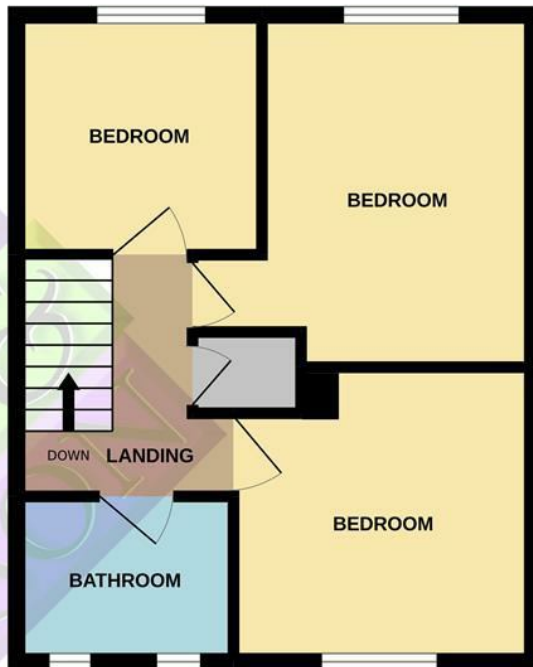
Council Tax Band: C

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 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



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		77	89
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(19-34) E			
(11-20) F			
(1-10) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

