9 Millfield, High Halden, Kent TN26 3LX
Offers In Excess Of £450,000

Rush Witt & Wilson are pleased to offer this well-presented detached family home occupying a highly sought after cul-de-sac setting in the heart of High Halden enjoying impressive views over adjoining farmland to the rear. The accommodation is arranged over two floors and comprises an entrance hallway, cloakroom and stunning open plan kitchen/dining/living room with adjoining conservatory on the ground floor. On the first floor and three bedrooms, a galleried landing with access to a small balcony at the front and the shower room. Outside the property offers a brick paved driveway, an integral single garage and good sized rear garden enjoying an southerly aspect. For further information and to arrange a viewing please call our Tenterden office on 01580762927

Entrance Hallway
With entrance door and full height windows to the front elevation, stairs rising to the first floor, radiator, connecting door to the integral garage and further doors leading to:

Cloakroom
White suite comprising low level W.C, wall mounted wash-hand basin with fitted grey gloss cupboard beneath and tiled splash back, high level obscured glazed window to the side elevation.

Kitchen/Dining/ Living Room (L Shaped Room)
33'1 max x 15'10 max (10.08m max x 4.83m max)
Having been recently fitted with a range of shaker style cupboard and drawer base units with matching wall mounted cupboards, complimenting woodblock work surface with matching splash back, inset Belfast sink, inset four burner gas hob with stainless steel ceiling mounted extractor canopy above, integrated oven, integrated fridge/freezer, integrated dishwasher, cupboard housing wall mounted gas fired boiler, breakfast bar area, recessed ceiling spot lights, space for table and chairs, radiator, two window to the rear elevation overlooking to the garden. Open Plan to:

Living Area: With windows to the front elevation, feature fireplace with inset gas fire, radiator and sliding doors connecting to:

Conservatory
13'6 x 9'6 (4.11m x 2.90m)
Being fully double glazed with a selection of windows and door to the side elevation allowing access to the garden.

Side Porch
With door to the side elevation allowing access to the garden, space and plumbing for washing machine, space and points for further free standing appliances.

First Floor

Landing
Galleried landing with stairs rising from the entrance hallway, selection of full height windows and door providing access to a small balcony on the front elevation, radiator, airing cupboard housing insulated hot water tank, access to loft space and connecting doors leading to:

Bedroom 1
15'11 x 10'9 max (4.85m x 3.28m max)
Being double aspect with windows to the front and rear elevations, the latter enjoying impressive rural views, two radiators.

Bedroom 2
11'6 x 8'11 (3.51m x 2.72m)
With window to the rear elevation and radiator.

Bedroom 3
10'9 x 8'10 (3.28m x 2.69m)
With window to the rear elevation and radiator.

Shower Room
Fitted with a white suite comprising low level W.C, 'white gloss' vanity unit with inset wash-hand basin and fitted cupboard beneath, large shower cubicle with sliding door, heated towel rail and obscured glazed window to the side elevation

Eaves Storage Space (Limited Head Height)
8'11 x 5'2 (2.72m x 1.57m)
Providing a useful walk-in storage space.

Outside

Garden
A brick-paved driveway provides off road parking and access to the integral garage with a small area of lawn to one side. Gated side access leads to:

The rear garden enjoys a southerly aspect and backs onto adjoining farmland to the rear, being predominately laid to lawn and boarded with a selection of beds planted with a mixture of mature shrubs and seasonal flowers. There is a paved patio abutting the rear of the property being accessed from the conservatory offering perfect space and outside dining and entertaining.

Integral Garage
16'6 x 9'0 (5.03m x 2.74m)
With up and over door to the front elevation, connecting door to the entrance wallway, light and power connected.

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

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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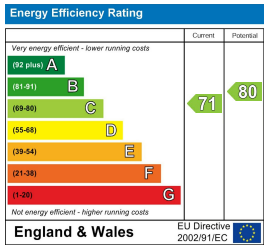

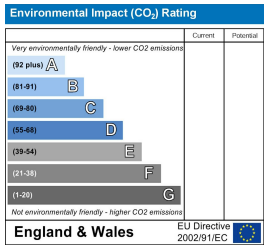

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