

**RUSH
WITT &
WILSON**



2 Henley View Ashford Road, St. Michaels, Tenterden, Kent TN30 6HW
Offers In The Region Of £395,000

Rush Witt & Wilson are pleased to offer this well presented semi-detached home with good sized rear garden located within the heart of St. Michaels, being just a short walk from local amenities and schools.

The accommodation is arranged over two floors and comprises of an entrance hallway, kitchen, utility room, cloakroom and impressive 32'0 living/dining room with part vaulted ceiling and direct access to the garden on the ground floor. On the first are three bedrooms and the family bathroom. Outside the property offers an attached single garage and good sized established rear gardens.

An internal inspection is highly recommended. For further information and to arrange a viewing please call our Tenterden office on 01580762927.



Entrance Hallway

Part decorative glazed entrance door and window to the front elevation, stairs rising to first floor with small fitted cupboard beneath, radiator, wood effect flooring, archway through to kitchen and door leading to:

Extended Living/Dining Room

32'0 x 9'9 max (9.75m x 2.97m max)
Double aspect with window to the front elevation, glazed patio door to the rear allowing direct access through to the garden, feature fireplace with inset electric fire, three radiators, vaulted ceiling to the dining area with two velux style roof lights and exposed timbers.

Kitchen

10'8 x 7'5 (3.25m x 2.26m)
Fitted with a range of shaker style cupboard and drawer base units with matching wall mounted cupboards, complimenting woodblock effect work surface with tiled splashback and inset stainless steel sink drainer unit, inset electric hob with decorative glass backplate and integrated oven beneath, cupboard housing wall mounted gas fired boiler, serving hatch through to the living/dining room, window to the side elevation and part glazed door leading to:

Utility Room

8'7 max x 5'4 max (2.62m max x 1.63m max)
Window to the side elevation, glazed door to the rear allowing access through to the garden, space and plumbing for washing machine, space and point for fridge/freezer, radiator, wood effect flooring, door leading to:

Cloakroom/WC

Fitted with a low level wc, wood effect flooring.

First Floor

Landing

Stairs rising from the entrance hallway, window to the side elevation, loft access and doors leading to:

Bedroom One

10'6 x 9'9 (3.20m x 2.97m)
Window to the front elevation, radiator.

Bedroom Two

9'9 x 8'7 (2.97m x 2.62m)
Window to the rear elevation enjoying views over the garden, fitted wardrobe, radiator.

Bedroom Three

6'6 x 6'6 (1.98m x 1.98m)
Window to the front elevation, radiator.

Bathroom

Fitted with a modern white suite comprising low level wc, floor standing white gloss vanity unit with inset wash hand basin and fitted cupboard beneath, "P" shaped panelled bath with mixer tap, shower over and fitted screen, stainless steel heated towel rail, wood effect flooring, part tiled walls, obscure glazed window to the rear elevation.

Outside

Front Garden

Area of lawn bordered with a range of well stocked beds planted with a mixture of shrubs and seasonal flowers, shared driveway to the right hand side gives access down to the attached single garage.

Attached Single Garage

14'9 x 9'3 (4.50m x 2.82m)
Up and over door to the front elevation, light and power connected.

Rear Garden

The rear garden is of a good size and measures approximately 110' in length (tbv) with a generous paved patio area abutting the rear of the property offering space for outside dining and entertaining, this leads to a good size area of gentle sloping lawn being interspersed with a mixture of fruit trees and bordered on both sides with established beds planted with a mixture of mature shrubs, roses and seasonal flowers, further seating area to the end of the garden.

Agents Note

Council Tax Band – D

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.

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection. If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



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.
Made with Metropix ©2025



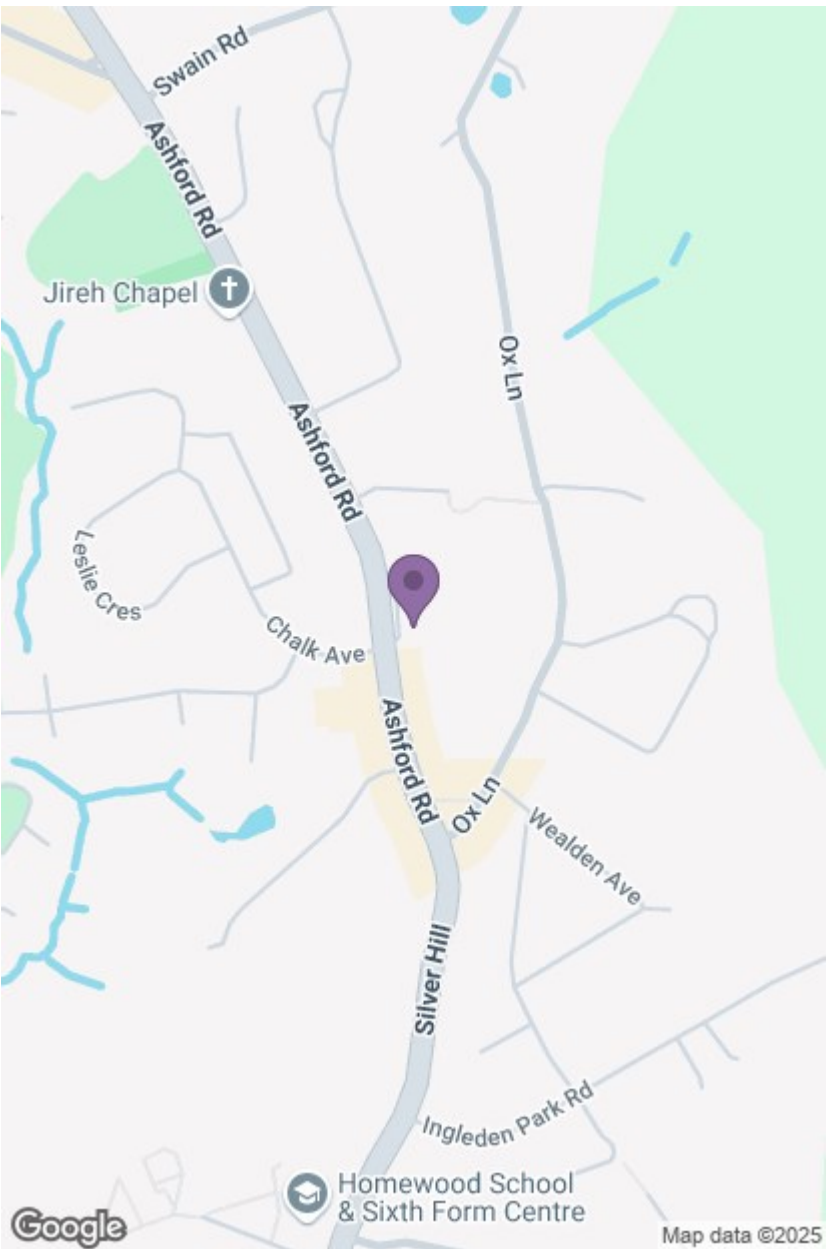
GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	64		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**94 High Street
Tenterden
Kent
TN30 6JB
Tel: 01580 762927
tenterden@rushwittwilson.co.uk
www.rushwittwilson.co.uk**