

**RUSH  
WITT &  
WILSON**



**21 Hopes Grove, High Halden, Kent TN26 3ND  
Guide Price £325,000**

Rush Witt & Wilson are pleased to offer this well presented mid-terrace family home with a good sized rear garden with backing through to adjoining farmland at the rear occupying a favoured location within the popular village of High Halden. The well-proportioned accommodation is arranged over two floors and comprises of an entrance porch, hallway, living room and kitchen/dining room with direct access to the garden on the ground floor. On the first floor are three good sized bedrooms and the family bathroom. Outside the property benefits from an allocated parking space and gardens to the front and rear, the latter being of a good size with a useful detached summerhouse/home office. For further information and to arrange a viewing please call our Tenterden office on 01580762927

**Entrance Porch**

5'8 x 4'1 (1.73m x 1.24m)

With entrance door to the front elevation, obscured glazed window to the side, tiled flooring and part glazed door through to:

**Hallway**

With stairs rising to the first floor with fitted storage cupboard beneath, wooden flooring, radiator and doors to:

**Living Room**

11'9 x 11'5 (3.58m x 3.48m)

With window to the front elevation and radiator.

**Kitchen/Dining Room**

17'2 x 9'7 (5.23m x 2.92m)

Being extensively fitted with a range of cream traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with tiled splash-backs, inset double butler sink, inset 4 ring electric hob with integrated

oven beneath, integrated washing machine, integrated dishwasher, space and point for free-standing fridge/freezer, cupboard housing wall mounted gas fired boiler, space and table and chairs, tiled flooring, radiator, windows to the rear elevations and glazed patio doors allowing access through to the garden.

**First Floor****Landing**

With stairs rising from the entrance hallway, large part shelved fitted airing cupboard housing insulated hot water tank, access to loft space and doors to:

**Bedroom 1**

10'9 x 8'6 (3.28m x 2.59m)

With window to the front elevation, range of full height fitted wardrobes with mirrored sliding doors and radiator.

**Bedroom 2**

10'1 x 8'4 (3.07m x 2.54m)

With window to the rear elevation overlooking the garden and adjoining fields beyond, radiator.

**Bedroom 3**

8'6 x 8'0 (2.59m x 2.44m)

With window to the front elevation, radiator and small fitted storage cupboard.

**Bathroom**

Fitted with a white suite comprising low level W.C with concealed cistern, vanity unit with inset wash-hand basin and fitted cupboard beneath, tiled panelled bath, radiator, obscured glazed window to the rear elevation, part tiled walls and tiled flooring.

**Outside****Gardens/Allocated Parking Space**

To the front is an area of lawn bordered with a selection of beds planted with a mixture of shrubs and seasonal flowers and pathway proceeding to the front door.

The rear garden is a particular feature of the property is of a good size with paved patio and gravelled seating area with raised sleeper beds abutting to the rear of the house being accessed via the kitchen/dining room which offers a perfect space for outside dining and entertaining, this leads to a level area of lawn bordered on one side with beds planted with a mixture of shrubs/seasonal flowers, the end of garden backs onto and enjoy views over adjoining farmland. There is also side gated access and to the front of the property is a central parking area No 21 benefits from an allocated parking space.

**Detached Summerhouse/Home Office**

Currently used as a home office with entrance door and window to the front elevation, light and power connected.

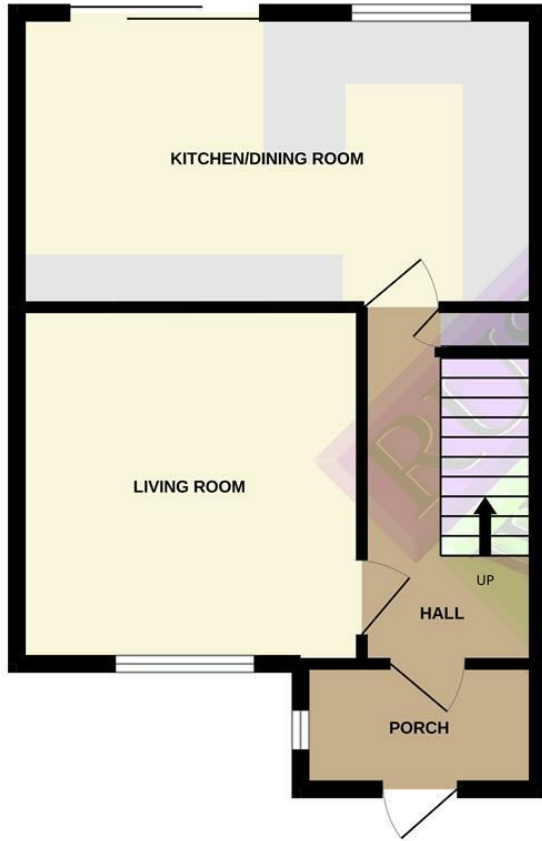
**Agent Note**

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.

Council Tax Band: C

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                                 |  |                         | 86        |
| (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                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

