

**RUSH
WITT &
WILSON**



**31 Greenside, High Halden, Kent TN26 3LT
Offers In The Region Of £299,500 Freehold**

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

The well proportioned accommodation is arranged over two floors and comprises of an entrance hallway, impressive kitchen/dining room and living room with log burning stove on the ground floor. On the first floor are three generous bedrooms, the family bathroom and cloakroom. Outside the property benefits from a good sized rear garden with useful detached summerhouse.

For further information and to arrange a viewing please call our Tenterden office.

Entrance Hallway

With part obscured glazed entrance door to the front elevation, tiled flooring, stairs rising to the first floor, door to:

Living Room

16'8 x 9'6 (5.08m x 2.90m)

Being double aspect with window to the front and double doors to the rear allowing access to the garden, radiator and feature fireplace with inset log burning stove.

Kitchen/Dining Room

16'9 x 12'9 max (5.11m x 3.89m max)

Fitted with a range of 'white gloss' cupboard and drawer base units with matching wall mounted cupboards, complementing granite effect work surface with matching splash-back and inset 1.5 bowl sink/drainage unit, five burner Rangemaster cooker with extractor canopy above, integrated low level fridge, integrated low level freezer, integrated dishwasher, integrated washing machine, breakfast bar, space and table and chairs, radiator, tiled flooring, under stairs storage cupboard, window to the front and rear elevations. Door leading to:

Side Lobby

With part obscured glazed entrance door to the front and rear elevations allowing access through to the garden, tiled

flooring, door to the kitchen/dining room, radiator, range of fitted storage.

First Floor

Landing

With stairs rising from the entrance hallway, window to the rear elevation, fitted cupboard housing wall mounted gas fired boiler, access to loft space, radiator, connecting doors to:

Bedroom One

12'11 (including wardrobe) x 9'3 (3.94m (including wardrobe) x 2.82m)

With window to the front elevation, radiator, recessed storage area with fitted dressing table.

Bedroom Two

10'7 x 9'8 (3.23m x 2.95m)

With window to the front elevation, radiator.

Bedroom Three

9'0 x 7'1 (2.74m x 2.16m)

With window to the rear elevation, radiator.

Bathroom

Fitted with a white suite comprising pedestal wash-hand basin, P shaped bath with power shower over and fitted screen, wall mounted stainless steel heated towel rail, fully tiled walls and obscured glazed window to the rear elevation.

Separate WC

Fitted with a white suite comprising low level wc, white gloss vanity unit with inset wash-hand basin and cupboard beneath, radiator, obscured glazed window to the rear elevation, fully tiled walls and flooring.

Outside

Summer House

11'4 x 6'5 (3.45m x 1.96m)

Being fully insulated with double glazed doors and window to the front elevation, light and power connected.

Adjoining Store

6'6 x 5'2 (1.98m x 1.57m)

With entrance door to the side and window to the front elevation, light and power connected.

Gardens

The rear garden is of a good size with a patio area abutting the rear of the property offering space for outside dining/entertaining, this leads to an area of level lawn being boarded on both sides with well stocked beds planted with a selection of shrubs and seasonal flowers.

Agent Note

Council Tax Band – B

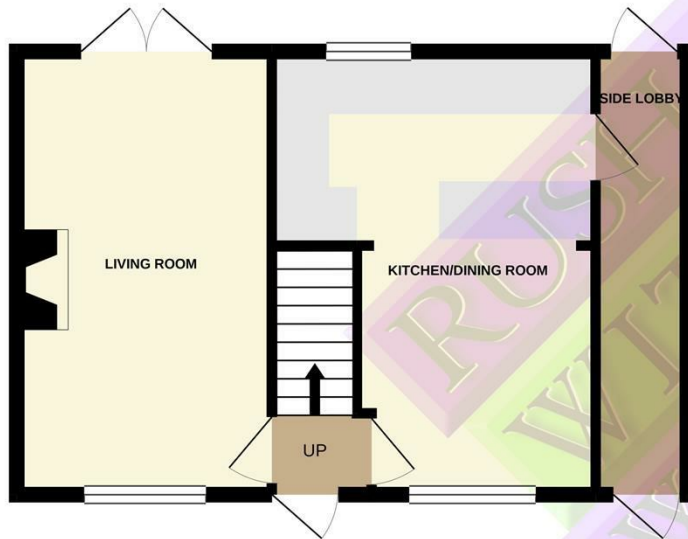
These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned 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.

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	
Very energy efficient - lower running costs	Current Potential
(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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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