

**RUSH
WITT &
WILSON**



**'Halden Cottage' 16 Silver Hill, Tenterden, Kent TN30 6NE
Offers In The Region Of £335,000**

Rush Witt & Wilson are pleased to offer this most attractive (un-listed) mid-terrace cottage occupying a tucked away location within easy access to local amenities and Tenterden High Street. The well-proportioned accommodation is arranged over three floors and comprises of a living room with inglenook fireplace, dining room and kitchen/breakfast room on the ground floor. On the first floor are two bedrooms and the family bathroom, whilst to the second floor is a further bedroom/loft room. Outside the property offers a good sized front garden and enclosed rear courtyard. Further benefits include a useful cellar and gas fired central heating. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

Living Room

12'2 x 10'9 (3.71m x 3.28m)

With entrance door and window to the front elevation, impressive inglenook fireplace, fitted storage cupboard, radiator, stairs rising to the first floor, exposed timbers and beams. Partially open-pan to:

Dining Room

12'0 x 8'0 (3.66m x 2.44m)

With window to the front elevation, radiator, exposed timbers and beams.

Kitchen/Breakfast Room

18'4 max x 9'2 (5.59m max x 2.79m)

Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing tiled work-surface with inset 1.5 bowl sink/drain unit, inset electric hob with stainless steel extractor canopy above and integrated oven beneath, space and plumbing for washing-machine, space and point for dishwasher, space and point for free-standing fridge/freezer, exposed brick flooring, exposed timbers and beams, radiator,

wooden hatch allowing access to a small cellar, vaulted ceiling to one end with space and table and chairs, two windows to the rear elevation and stable door allowing access to the rear courtyard.

First Floor**Landing**

With stairs rising from the living room, Velux style window to the rear elevation, exposed timbers and beams, stairs rising to the second floor and wooden latched doors connecting to:

Bedroom 1

12'0 max x 10'9 max (3.66m max x 3.28m max)

With window to the front elevation, exposed brick feature fireplace with fitted wardrobes to both sides and radiator.

Bedroom 2

9'5 x 7'10 (2.87m x 2.39m)

With window to the front elevation, exposed beams, fitted cupboard and radiator.

Bathroom

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, panelled bath with fixed shower above, part tiled walls, radiator and Velux style window to the rear elevation.

Second Floor**Loft Room/Bedroom 3**

21'0 x 8'1 (6.40m x 2.46m)

With two Velux style windows to the rear, further window to the front and side elevations, wall mounted electric heater, fitted airing cupboard housing insulated hot water tank.

Outside**Garden**

The property is approached over a pedestrian pathway from the top end of Silver Hill (next to the entrance of Homewood School) where there is also a shared residents parking area. Proceeding down the pedestrian pathway, gated access on the right initially through the garden of 15 Silver Hill leads to the front garden which is of a good size and predominantly laid to lawn bordered either side with a selection of established beds planted with a mixture of shrubs and seasonal flowers. There is also a useful timber garden store.

To the rear, accessed from the kitchen/breakfast room is an enclosed courtyard being fully paved.

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.

** Please note, there is a pedestrian right of way which runs across the front of the terrace for the adjoining cottage **

GROUND FLOOR



1ST FLOOR



2ND 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.
Made with Metropix ©2021



