

**RUSH  
WITT &  
WILSON**



**37 Pittlesden, Tenterden, Kent TN30 6HJ  
Offers In Excess Of £390,000**

Rush Witt & Wilson are pleased to offer this well presented semi-detached home occupying a popular location in the heart of the town just a short walk from Tenterden High Street.

The accommodation is arranged over three floors comprising of an entrance hallway, kitchen, utility room, cloakroom and spacious living/dining room with direct access to the garden on the ground floor. On the first floor are three bedrooms and the family bathroom with a further bedroom benefiting from an en-suite shower room on the the second floor. Outside the property benefits a generous brick paved driveway to the side and gardens to the front and rear.

An internal inspection of this fantastic home is highly recommended to fully appreciate its popular and convenient position. For further information and to arrange a viewing please call our Tenterden office.

#### **Entrance Hallway**

With part glazed entrance door and window to the front elevation, stairs rising to the first floor with recessed storage area beneath, solid oak wooden flooring, radiator and doors to:

#### **Living/Dining Room**

21'2 x 12'10 (6.45m x 3.91m)

With two sets of glazed double doors to the rear elevation allowing access to the garden, wall mounted electric fire, solid oak wooden flooring and two radiators.

#### **Kitchen**

11'1 x 8'0 (3.38m x 2.44m)

Fitted with a range of 'white gloss' cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with tiled splash-back and inset 1.5 bowl stainless steel sink/drain, inset HOTPOINT four burner gas hob with intergraded HOTPOINT double oven beneath, stainless steel back plate and extractor canopy above, space and point for dishwasher, recessed ceiling spotlights, wall mounted vertical radiator, window to the front and side elevations, tiled flooring and archway through to:

#### **Utility Room**

5'9 x 5'9 (1.75m x 1.75m)

With window to the front elevation, part glazed door allowing access to the garden, 'white gloss' cupboard base unit with matching wall mounted cupboard, wall mounted gas fired boiler, space and point for free standing fridge/freezer, radiator, tiled flooring and sliding door to:

#### **Cloakroom**

Fitted with a white suite comprising low level W.C and wall mounted wash-hand basin with tiled splash-back, space and plumbing for washing machine, radiator, tiled flooring and obscured glazed window to the side elevation.

#### **First Floor**

##### **Landing**

With stairs rising from the entrance hallway, radiator, stairs to the second floor/bedroom with a range of fitted storage cupboards. Doors to:

##### **Bedroom 1**

11'4 x 12'2 (3.45m x 3.71m)

With rear to the rear elevation, wood effect laminate flooring and radiator.

##### **Bedroom 3**

9'5 x 9'4 (2.87m x 2.84m)

With rear to the rear elevation, range of fitted storage cupboards, wood effect laminate flooring and radiator.

##### **Bedroom 4**

9'0 x 8'2 (2.74m x 2.49m)

With window to the front elevation, wood effect laminate flooring and radiator.

#### **Family Bathroom**

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, corner panelled bath, shower cubicle with sliding door, radiator, heated towel rail, two obscured glazed windows to the front elevation, fully tiled walls and wood effect laminate flooring.

#### **Second Floor**

#### **Bedroom 2/Loft Room**

13'5 max x 9'10 (4.09m max x 3.00m)

With Velux style window to the front and rear elevations, fitted wardrobe, range of fitted eaves storage cupboards, two radiators, wood effect laminate flooring and folding door to:

#### **En-Suite Shower Room**

Fitted with a white suite comprising low level W.C, vanity unit with inset wash-hand basin and cupboard beneath, walk-in shower cubicle with glass door, Velux style window to the rear elevation, radiator, fully tiled walls and flooring.

#### **Outside**

##### **Garden/Parking**

To the front is a gravelled area of garden with picket fencing to the front boundary and pathway to the front door. To side is a generous brick paved driveway providing off road parking or a number of cars and gated side access to:

The rear garden offers a paved patio abutting the rear of the property offering space for outside dining/entertaining with steps leading to a raised area of lawn.

#### **Agent Note**

Council Tax Band: C

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.



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	
02 (A+)	
03 (A)	
04 (B)	
05 (C)	
06 (D)	
07 (E)	
08 (F)	
09 (G)	
Not energy efficient - higher running costs	
67	81
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	
02 (A+)	
03 (A)	
04 (B)	
05 (C)	
06 (D)	
07 (E)	
08 (F)	
09 (G)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

