

**RUSH
WITT &
WILSON**



**11 Greenside, High Halden, Kent TN26 3LT
Offers In The Region Of £250,000**

Rush Witt & Wilson are pleased to offer this well-proportioned end of terrace family home offering scope to enhance and modernise located in the heart of the popular village of High Halden. The accommodation is arranged over two floors and comprises of an entrance hallway, living/dining room and kitchen on the ground floor. On the first floor are three bedrooms and the family bathroom. Outside the property benefits from a good sized rear garden enjoying a southerly aspect. Offered to the market CHAIN FREE. For further information and to arrange a viewing please call our Tenterden office. (Potential interested parties are referred to our agent note before arranging a viewing.)

Entrance Hallway

With part glazed entrance door to the front elevation, stairs rising to the first floor with fitted storage cupboard beneath, radiator and doorway to:

Living/Dining Room

19'1 max x 11'2 (5.82m max x 3.40m)

With window and double doors to the rear elevation, two radiators and feature fireplace with inset log burning stove.

Kitchen (L Shaped Room)

17'5 max x 11'10 (5.31m max x 3.61m)

Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing solid wood work-surface with inset 1.5 bowl stainless steel sink/drainage unit and tiled splash-backs, space and point for electric cooker, space and plumbing for washing-machine, space and point for free standing fridge/freezer, wall mounted gas fired boiler, breakfast bar, fitted storage cupboard, range of fitted shelving, radiator, two windows to side elevations and door giving access to the garden.

First Floor**Landing**

With stairs rising from the entrance hallway, window to the front elevation, access to loft space and connecting doors to:

Bedroom 1

11'2 x 11'2 (3.40m x 3.40m)

Being double aspect with windows to the side and rear elevations, radiator, fitted wardrobe and airing cupboard housing insulated hot water tank.

Bedroom 2

11'11 x 8'7 (3.63m x 2.62m)

With window to the rear elevation, fitted wardrobe and radiator.

Bedroom 3

8'8 x 8'6 max (2.64m x 2.59m max)

With window to the front elevation and radiator.

Bathroom

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, P shaped bath with fixed screen and shower above, heater towel rail, radiator, part tiled walls and obscured glazed windows to the front and side elevations.

Outside**Rear Garden**

To the front is a small area of lawn and gated side access leading to:

The rear garden is predominately laid to lawn being interspersed with a selection of mature trees and shrubs, there is a paved patio abutting the rear of the property offering space and outside dining/entertaining, a small pond and timber garden store.

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 the solar panels are not owned by the property and are on a leasehold arrangement with Freetricity South East Ltd, further details and copy of lease arrangement are available on request. Should a potential buyer require a mortgage we recommend they discuss this with their lender/financial adviser before making an offer.***

GROUND 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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1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(39-60) C			
(15-59) D			
(1-38) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

