

**RUSH
WITT &
WILSON**



1 Chestnut Close, Tenterden, Kent TN30 7AS
Guide Price £550,000

Rush Witt & Wilson are pleased to offer this detached bungalow occupying a highly sought after and quiet cul-de-sac location adjoining Knock Wood to one side being within easy reach of Tenterden High Street. The accommodation comprises of an entrance porch, hallway, kitchen, living/dining room, conservatory, two bedroom and bathroom. Outside the bungalow benefits from a detached double garage, off road parking for and gardens to the front and rear, the latter being of a good size with large patio and small outbuilding. The property is offered to the market CHAIN FREE. For further information and to arrange a viewing please call our Tenterden office.

Entrance Porch

With part glazed entrance door to the front and window to the side elevation, further door to:

Hallway

With fitted coat cupboard, airing cupboard housing insulated hot water tank, access to loft space, radiator and connecting doors to:

Living/Dining Room

18'10 x 13'5 max (5.74m x 4.09m max)

Being double aspect with window to the front and sliding patio doors to the rear elevation allowing access through to the garden. Radiator.

Kitchen

10'2 x 9'0 max (3.10m x 2.74m max)

Fitted with a range of cupboard and drawer base units with matching wall mounted cupboards, complimenting work surface with tiled splash-backs, inset stainless steel sink/drainage unit, inset four burner gas hob with integrated oven beneath and extractor

canopy above, integrated low level fridge, space and point for slimline dishwasher, space and plumber for washing machine, wall mounted gas fired boiler, window to the rear elevation overlooking the rear garden and connecting door to:

Conservatory

12'0 x 7'7 (3.66m x 2.31m)

Being fully double glazed with a range of windows and door to the side elevation allowing access to the garden, tiled flooring.

Bedroom 1

13'0 x 11'11 max (3.96m x 3.63m max)

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

Bedroom 2

11'1 x 8'11 max (3.38m x 2.72m max)

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

Bathroom

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, 'P' shaped bath with shower over and fitted screen, heated towel rail, two windows to the side elevation, tiled walls and flooring.

Outside

Gardens

To the front a generous brick paved driveway provides off road parking for several vehicles and access to the detached double garage with an area of lawn to one side being bordered with a selection of well stocked beds planted with a mixture of shrubs/flowers and a pathway proceeding to the bungalow. Gated access

leads to:

To the rear is a large paved patio area accessed from the living/dining room and conservatory providing a private space for outside dining/entertaining with steps leading to a generous area of lawned garden.

Detached Double Garage

18'9 x 16'11 max (5.72m x 5.16m max)

With electric up and over door to the front, personal door to the side elevation, light and power connected.

Detached Outbuilding

9'6 x 7'1 (2.90m x 2.16m)

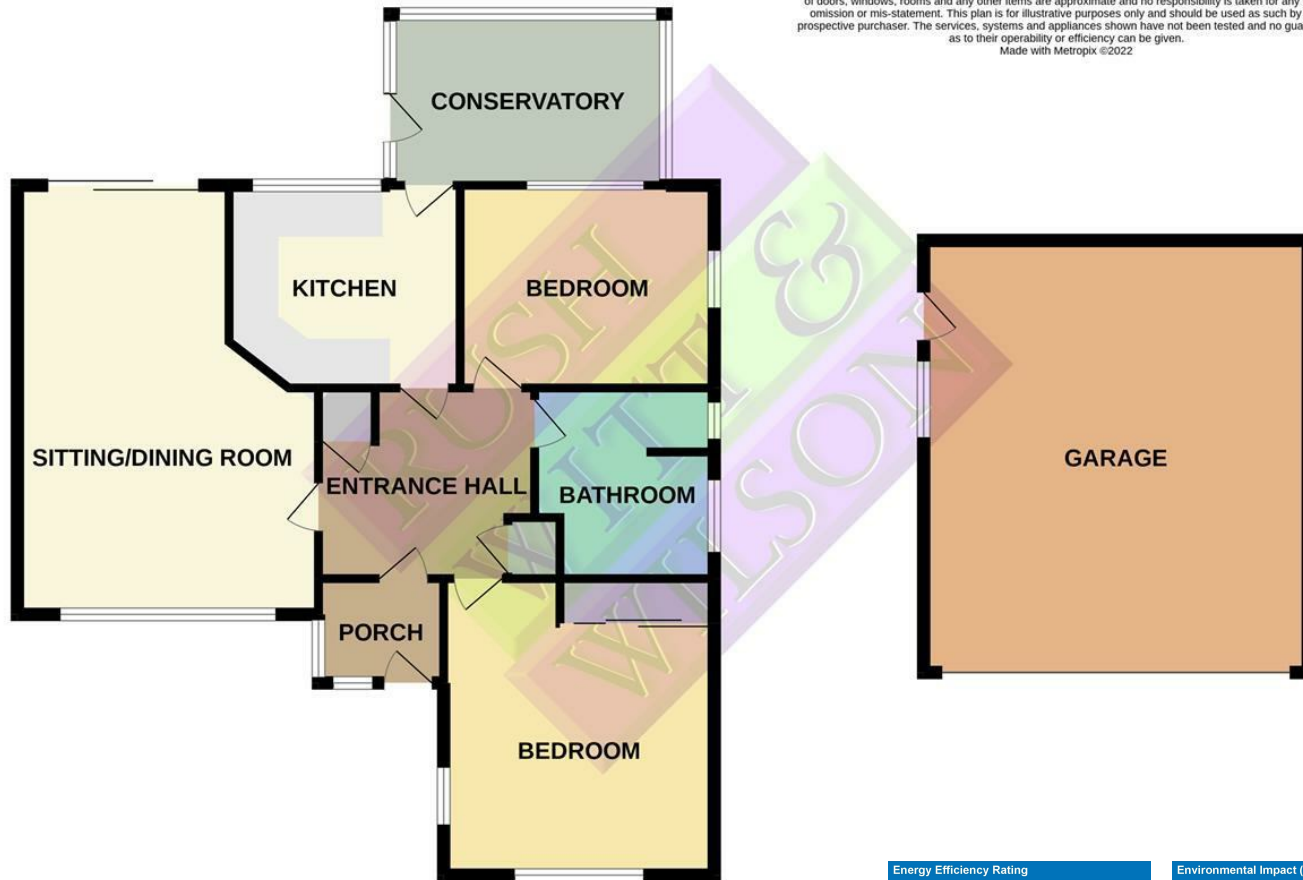
Useful storage space

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.

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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(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			
(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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

