

**RUSH  
WITT &  
WILSON**



**45 Leslie Crescent, St. Michaels, Tenterden, Kent TN30 6BX  
Offers In The Region Of £445,000**

**Rush Witt & Wilson are pleased to offer this extremely well presented and extended detached family home occupying a popular location in the heart of St. Michaels, being within easy access of local amenities and Primary/Secondary schools.**

**The well proportioned accommodation is arranged over two floors and comprises of a generous entrance hallway, study, utility room, cloakroom, 20'0 x 14'1 living room and impressive kitchen/dining room with direct access to the garden on the ground floor. On the first floor are three bedrooms and the family bathroom. Outside the property benefits from a brick paved driveway providing off road parking for a number of cars and an established rear garden with a delightful pergola covered patio area.**

**An internal inspection of this fantastic home is highly recommended, please call our Tenterden Branch on 01580 762927 for further information.**



### **Entrance Hallway**

With vaulted ceiling, part obscured glazed entrance door and windows to the front elevation, fitted coat cupboard with sliding doors, tiled flooring, radiator, fitted storage cupboard and oak doors leading through to:

### **Study**

7'10 x 6'11 (2.39m x 2.11m)

With window to the front elevation, radiator, range of fitted shelving and folding door opening to:

### **Inner Lobby**

6'11 x 5'7 (2.11m x 1.70m)

Fitted with a range of 'white gloss' storage cupboards, radiator, light grey oak effect flooring and doorway to:

### **Utility Room**

8'7 max x 3'10 max (2.62m max x 1.17m max)

Fitted worksurface with space and plumbing beneath for washing machine and space and point for dishwasher, wall mounted gas fired boiler, space and point for free-standing fridge freezer, light grey oak effect flooring, archway through to the kitchen/dining room and sliding oak door to:

### **Cloakroom**

Fitted with a white '2-in-1' low level W.C with inset wash-hand basin, tiled flooring and obscured glazed windows to the side and rear elevations.

### **Kitchen/Dining Room**

20'2 x 9'10 (6.15m x 3.00m)

Fitted with a range of 'white gloss' cupboard and drawer base units with matching wall mounted cupboards, complementing worksurface and matching splash-back, inset composite 1.5 bowl sink/drain, integrated low level fridge, recessed area with space and point for range style cooker, fitted wooden breakfast bar, under stairs fitted storage cupboard, wall mounted vertical radiator, recessed ceiling spotlights, light grey oak effect flooring, window to the rear elevation and glazed double doors allowing access to the garden. Part glazed oak door to:

### **Living Room**

20'0 max x 14'1 max (6.10m max x 4.29m max)

With window to the front elevation, wall mounted vertical radiators, light grey oak effect flooring, oak door to the entrance hallway and further oak door/staircase rising to the first floor.

### **First Floor**

#### **Landing**

With window to the side elevation, access to loft space and doors to:

#### **Bedroom 1**

12'1 x 8'9 (3.68m x 2.67m)

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

#### **Bedroom 2**

10'6 x 10'4 (3.20m x 3.15m)

With window to the front elevation and radiator.

#### **Bedroom 3**

9'5 x 9'1 (2.87m x 2.77m)

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

#### **Family Bathroom**

Fitted with a modern white suite comprising low level W.C, pedestal wash-hand basin, freestanding double ended bath with hand held shower attachment, corner shower cubicle with rainfall shower head and body jets, stainless steel heated towel rail, obscured glazed windows to the side and rear elevations, fully tiled walls and flooring.

### **Outside**

#### **Garden**

To the front a brick paved driveway provides off road parking for a number of cars with gated side access leading to:

The established rear garden offers a generous part pergola covered paved patio area abutting the rear of the property which offers a perfect space and outside dining/entertaining

boarded with brick raised beds planted with a mixture of shrubs, steps lead to area of level lawn with and a useful timber garden store, further paved patio and pergola covered seating area to the end of the garden.

### **Agent Note**

Council Tax Band: E

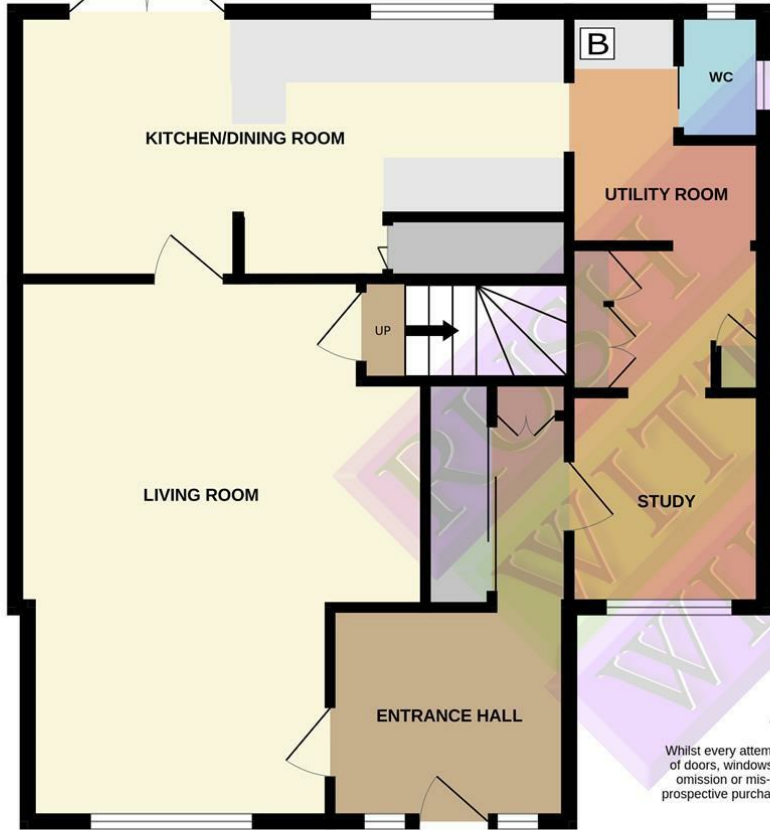
These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned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



GROUND FLOOR  
749 sq.ft. (69.6 sq.m.) approx.

1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



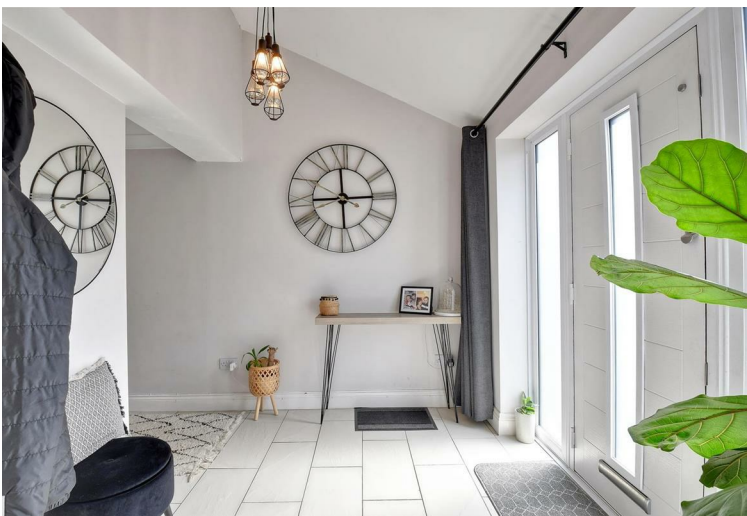
TOTAL FLOOR AREA : 1280sq.ft. (118.9 sq.m.) approx.

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			
(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	71	85

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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