RUSH WITT & WILSON

25 Springfield Avenue, St. Michaels, Tenterden, Kent TN30 6NL
Offers In Excess Of £435,000

Rush Witt & Wilson are pleased to offer this extended detached bungalow occupying a quiet and popular location within the heart of St. Michaels, being just a short walk from local amenities. The well-proportioned accommodation comprising of an entrance porch, hallway, two bedrooms, dining room, an impressive 22'3 x 9'1 kitchen/breakfast room, two shower rooms, utility room and living room with log burning stove and direct access to the garden. Outside the bungalow benefits from off road parking, a detached single garage and good sized rear garden. Offered to the market CHAIN FREE. For further information and to arrange a viewing please call our Tenterden office on 01580762927

Entrance Porch
With entrance door to the front elevation, obscured glazed window to the side, further door leading to:

Hallway
With access to loft space, radiator and doors to:

Bedroom 1
12'8 x 11'0 (3.86m x 3.35m)
With window to the front elevation, radiator and range of fitted wardrobes.

Shower Room
Fitted with a modern white suite comprising low level W.C, wall mounted wash-hand basin, large corner shower cubicle with sliding doors, heated towel rail, obscured glazed window to the side elevation and fully tiled walls and flooring.

Bedroom 2
8'5 x 8'2 (2.57m x 2.49m)
With window to the front elevation, radiator and range of fitted wardrobes.

Shower Room
Fitted with a modern white suite comprising low level W.C, wall mounted wash-hand basin, large corner shower cubicle with sliding doors, stainless steel heated towel rail, part shelved airing cupboard housing insulated hot water tank, obscured glazed window to the side elevation and fully tiled walls and flooring.

Dining Room
13'11 x 11'8 (4.24m x 3.56m)
With windows to the side and front elevations, feature fireplace, radiator and archway with steps descending to:

Living Room
22'4 x 11'10 (6.81m x 3.61m)
With double doors to the rear elevation allowing access to the garden, free standing log burning stove, radiator and archway leading to:

Kitchen
22'3 x 9'1 (6.78m x 2.77m)
Being extensively fitted with a range of traditional style cupboard and drawer base units with wall mounted glazed cupboards, complementing work-surface with tiled splash-back, inset double ceramic sink unit, inset five burner gas hob with stainless steel extractor canopy above, upright unit housing integrated double oven, integrated dishwasher, integrated fridge/freezer, fitted breakfast bar, tiled flooring, windows to rear and side elevations and door giving access to the garden. Archway and steps to:

Utility Room
8'4 x 5'11 (2.54m x 1.80m)
Fitted with a range of cupboard and drawer base units with wall mounted cupboards, complementing work-surface with tiled splash-back and inset stainless steel sink/drainer unit, space and plumbing for washing machine, space and point for tumble dryer, heated towel rail, fitted storage cupboard, tiled flooring and window to the side elevation.

Outside

Gardens
To the front a part paved driveway provides off road parking and proceeds down one side to the detached single garage. Gated side access leads to:

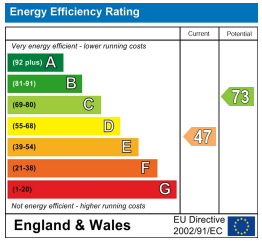
The established rear gardens are a real feature of the bungalow and offer a paved patio area abutting the rear accessed from the living room offering a private space for outside dining/entertaining, this leads to a large area of lawn bordered with a range of established beds planted with a mixture of roses, mature shrubs, trees and seasonal flowers. At the end of the garden is a useful summer house as well as a timber garden store and greenhouse.

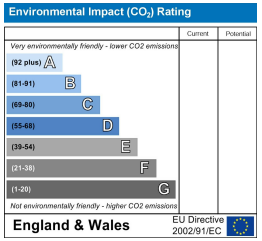
Detached Single Garage
With up and over door to the front elevation, window to the rear and personal door to the side.

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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