

**RUSH
WITT &
WILSON**



**9 Ox Lane, St. Michaels, Tenterden, Kent TN30 6NG
Offers In Excess Of £475,000**

Rush Witt & Wilson are pleased to offer this extremely well-presented detached bungalow occupying a sought after lane location within easy reach of Tenterden High Street. Having been fully renovated by the current owners to include a re-wire and new central heating system this delightful bungalow offers well-proportioned accommodation comprising of an entrance hallway, living room with log burning stove, kitchen/dining room with double doors leading to the garden, two bedrooms, family bathroom and a side porch/utility room. Outside the bungalow benefits from an attached single garage, generous brick paved driveway providing off road parking for several vehicles and good sized gardens to the rear measuring over 100ft. For further information and to arrange a viewing please call our Tenterden office on 01580762927

Entrance Hallway

With part glazed entrance door to the front elevation, radiator, access to loft space, integrated LED downlights and connecting doors to:

Living Room

13'5 max x 13'0 max (4.09m max x 3.96m max)

With bay window to the front elevation, feature fireplace with inset log burning stove, radiator and integrated LED downlights.

Bedroom 1

11'5 x 10'2 (3.48m x 3.10m)

With bay window to the front elevation, radiator, integrated LED downlights and full height fitted wardrobes with sliding doors.

Bedroom 2

9'11 x 8'5 (3.02m x 2.57m)

With double doors to the rear elevation opening to the decked terrace and garden, integrated LED downlights, radiator and wood effect laminate flooring.

Bathroom

Fitted with a modern white suite comprising of a P shaped bath with fixed shower above and fitted screen, 'white gloss' vanity unit with inset wash-hand basin and low level W.C, fully tiled walls, integrated LED downlights, radiator and obscured glazed window to the rear elevation.

Kitchen/Dining Room

15'2 x 11'0 (4.62m x 3.35m)

Fitted with a range of 'cream gloss' cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with inset 1.5 bowel sink/drain unit, inset four ring NEFF electric induction hob with glass back plate and extractor canopy above, upright unit housing integrated NEFF double oven, space and point for freestanding fridge/freezer, space and point for dishwasher, space and table and chairs, integrated LED downlights, two radiators, cupboard housing gas fired boiler, window to the side elevation and double doors opening to a decked terrace and garden.

Connecting door to:

Utility Room

9'4 x 4'8 (2.84m x 1.42m)

Fitted with a range of 'white gloss' cupboard base units with complementing work surface with inset stainless steel sink unit, space and plumbing for washing-machine, quarry tiled flooring, window to the rear and door to the front elevation.

Outside

Single Garage

14'3 x 8'8 (4.34m x 2.64m)

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

Garden

A double five bar gate opens to a generous brick paved driveway providing off road parking for several vehicles and access to the single garage, there is a small area of lawn and two terraced gravelled areas, outside lighting and power sockets and gated access to both sides leading to:

The rear garden is a particular feature of the bungalow and benefits from a large decked terrace with external wall mounted lighting accessed from the kitchen/dining room and bedroom 2 which is considered perfect for outside dining and entertaining, this leads to a large area of gently sloping lawn believed to measure over 100ft (tbv) in length being bordered with a mixture of beech and conifer hedging to both sides and interspersed with a selection of fruit trees and shrubs. To the end of the garden is greenhouse and allotment area.

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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-40) 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	86
(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	



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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