

**RUSH  
WITT &  
WILSON**



**2 Maynard Villas , High Halden, Kent TN26 3LP  
Offers In Excess Of £275,000**

Rush Witt & Wilson are pleased to offer this charming mid-terrace cottage located in the heart of the popular village of High Halden.

The well presented accommodation is arranged over two floors comprising of a living room with feature fireplace, kitchen/dining room and bathroom on the ground floor. On the first floor are two double bedrooms. Outside the property benefits from a good sized rear garden with small brick out-house and large timber garden store/work shop. Offered to the market CHAIN FREE.

A viewing is highly recommended. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

#### **Living Room**

14'1 x 11'1 (4.29m x 3.38m)

With oak entrance door and window to the front elevation, attractive exposed brick open fireplace with oak bressumer, range of fitted shelving, radiator, fitted wall panelling, exposed timbers and opening through to:

#### **Kitchen/Dining Room**

14'3 max x 10'1 (4.34m max x 3.07m)

Fitted with a range of cream shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with inset butler sink, space and point for electric oven, space and plumbing for washing machine, space and point for free standing fridge/freezer, stairs rising to the first floor with fitted storage cupboard beneath, fitted wall panelling, space for table and chairs, window to the rear elevation and latched wooden door to:

#### **Rear Lobby**

With door to the side elevation allowing access through to the garden, fitted airing cupboard housing insulated hot water tank and sliding door to:

#### **Bathroom**

6'3 max x 5'4 max (1.91m max x 1.63m max )

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, panelled bath with shower over, radiator, obscured glazed window to the rear elevation and access to a small loft space with the gas fired boiler is located.

#### **First Floor**

#### **Landing**

With stairs rising from the kitchen/dining room and connecting doors to:

#### **Bedroom 1**

14'2 x 11'0 (4.32m x 3.35m)

With window to the front elevation, feature fireplace, radiator and fitted wardrobe with loft hatch.

#### **Bedroom 2**

10'2 x 8'6 (3.10m x 2.59m )

With window to the rear elevation, feature fireplace and radiator.

#### **Outside**

#### **Garden**

To the front a shared brick pathway proceeds to the entrance door with an area of garden to one side and picket fencing to the front boundary.

The rear garden is a particular feature of the cottage and benefits from a pergola covered decked terrace abutting to the rear of the cottage with a brick pathway (of which of the neighbouring cottage has right of way

over) leading to an enclosed/private area of garden being of a good size and predominately laid to lawn bordered with a selection of beds planted with a range of established shrubs and seasonal flowers, there is an attached brick built outhouse currently used a log store, to the end of the garden is a large timber garden store with light and power connected and a further decked seating area and paved patio area offering a private space for outside dining and entertaining.

#### **Agent Note**

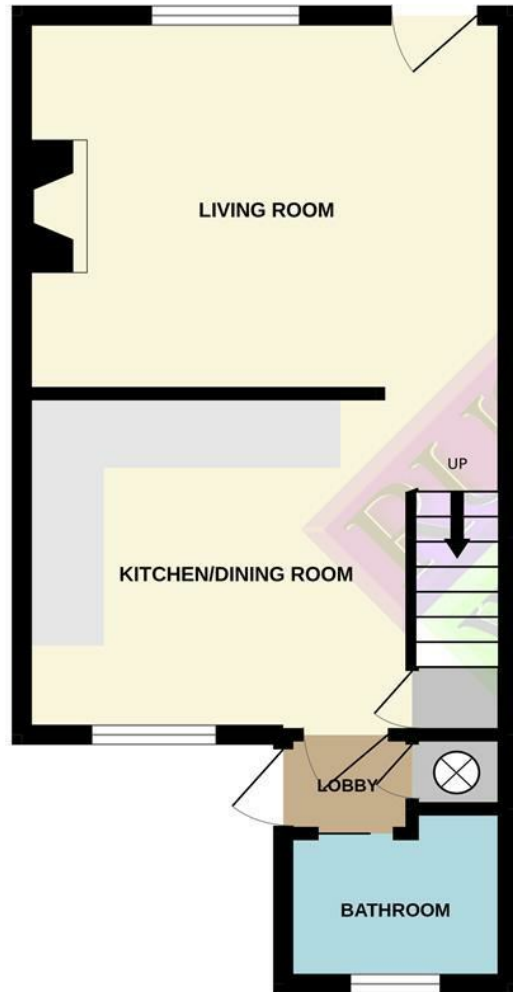
These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract.

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.

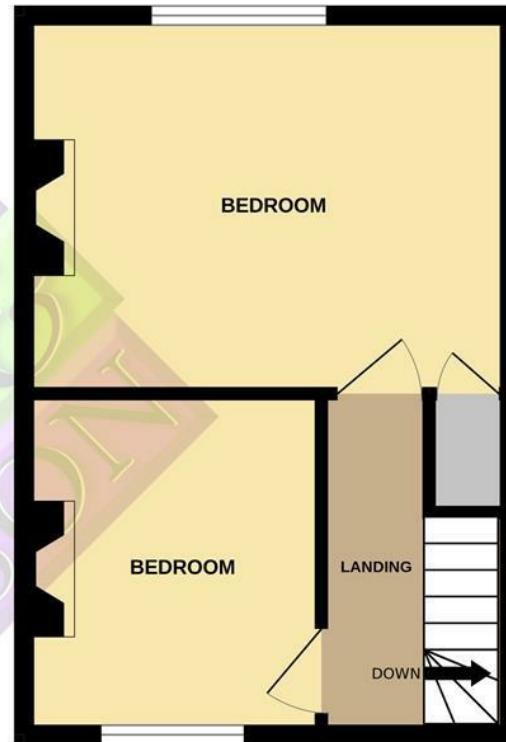
\*Please note, there is a pedestrian right of way across the rear garden for the neighbouring cottage.\*

Council Tax Band: B

GROUND FLOOR



1ST 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			
(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		76	51
EU Directive 2002/91/EC			

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			

