

**RUSH
WITT &
WILSON**



**41 Golden Square, Tenterden, Kent TN30 6RN
Guide Price £475,000**

Rush Witt & Wilson are pleased to offer this attractive Victorian mid-terrace cottage occupying a highly sought after location within easy walking distance of the picturesque tree lined high street of Tenterden High Street. Having been beautifully renovated by the current owners this charming home also offers further scope for enhancement with the benefit of approved planning permission for a ground floor rear extension (Ref No:22/00415/AS). The well-proportioned accommodation is arranged over three floors and comprises an entrance hall, living room with feature fireplace and impressive kitchen/dining room on the ground floor. On the first floor and two bedrooms and the family bathroom with a further bedroom/loft room on the second floor. Outside the property benefits from a small courtyard giving access to the original brick built wash house/outside privy and beyond this is a good sized area of garden with patio area, level area of lawn and off road parking space for one car. The vendor's sole agents would advise early inspection to fully appreciate the merits of this delightful home. For further information and to arrange a viewing please call our Tenterden office today.

Entrance Hallway

Entrance door with window over to the front elevation, stairs rising to the first floor, exposed floorboards and connecting door to:

Living Room

12'0 x 11'11 (3.66m x 3.63m)

With attractive bay window to the front elevation, feature fireplace with low level fitted storage cupboards to both sides, exposed floorboards, radiator and connecting door leading to:

Kitchen/Dining Room

15'5 x 11'7 (4.70m x 3.53m)

Fitted with a range of blue shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing white quartz work surface with tiled splash-back and inset ceramic sink unit, five burner gas Smeg range cooker, integrated dishwasher, integrated washing machine, space and point for free-standing fridge/freezer, cupboard housing recently fitted wall mounted gas fired boiler, window

to the rear elevation, radiator, space for table and chairs, exposed floorboards, recessed ceiling spotlights, large under stairs storage cupboard and doors to the rear elevation allowing access through to the courtyard and garden beyond.

First Floor

Landing

With stairs rising from the entrance hallway, exposed floorboards, stairs rising to the master bedroom/second floor and doors to:

Bedroom 2

12'0 x 11'10 (3.66m x 3.61m)

With window to the front elevation, feature fireplace, large fitted wardrobe, exposed floorboards and radiator.

Bedroom 3

11'7 x 7'7 (3.53m x 2.31m)

With window to the rear elevation, fitted wardrobe, shelved fitted storage cupboard, exposed floorboards and radiator.

Bathroom

Fitted with a modern white suite comprising low level W.C., wash-hand basin with integrated towel rail, walk-in shower cubicle with rain fall shower head and glass door, bath with mixer tap and hand held shower attachment, wall mounted stainless steel heated towel rail, part tiled walls, obscured glazed window to the rear elevation and tiled flooring.

Second Floor

Master Bedroom/Loft Room

18'4 x 15'2 (5.59m x 4.62m)

With central staircase rising from the first floor landing and being double aspect with window to the front and two Velux style windows to the rear elevation, exposed floorboards, radiator, recessed ceiling spot lights and access to eaves storage.

Outside

Brick Built Outbuilding/Adjoining Privy

10'2 x 7'4 (3.10m x 2.24m)

Useful brick built outhouse with range of windows to the rear elevation, light and power connected.

Gardens

The property occupies an elevated position with brick steps rising to the front door and a paved area of garden to one side bordered with a range of beds planted with a mixture of seasonal/wild flowers and a selection of shrubs.

Abutting the rear of the property is a small courtyard which gives access to the former wash house/brick built outbuilding and a gated covered pathway leading through to the rear garden. The rear garden is of a good size being predominately laid to lawn and bordered on one side with raised sleeper beds planted with a mixture of established shrubs and seasonal flowers, there is a large gravelled seating area providing a private space for outside dining and entertaining and paved pathway to the end of the garden where an area of hard-standing provides off road parking for one car being accessed from Beacon Oak Road.

Agent Note

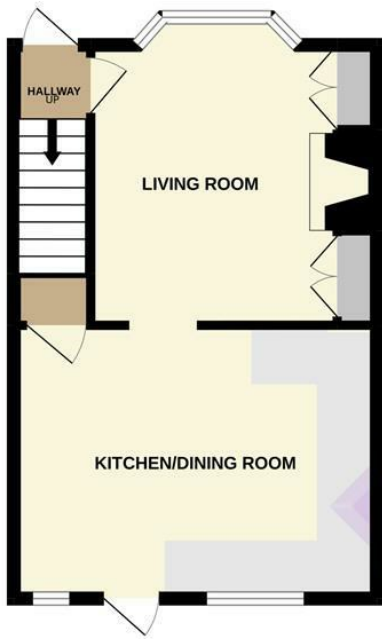
These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract.

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.

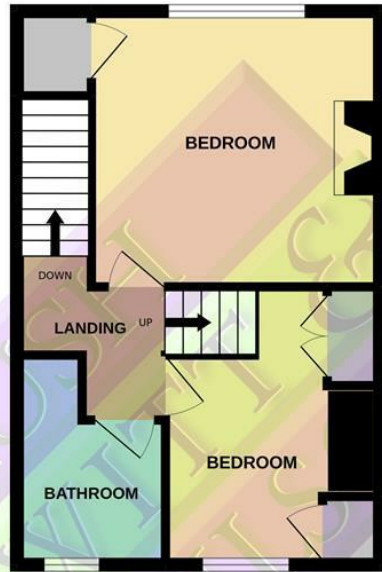
Council Tax Band: D

The approved planning permission would include the demolition of existing outbuilding and construction of single storey rear extension (APPLICATION NO: 22/00415/AS). Plans available on request.

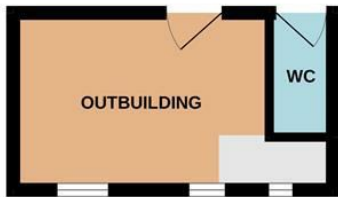
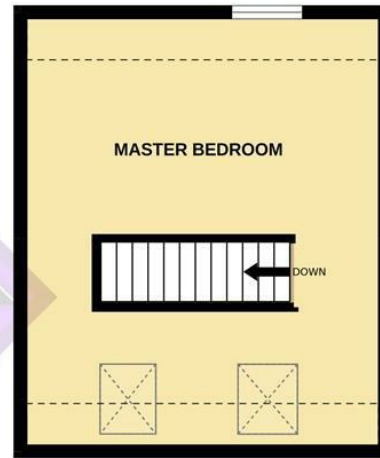
GROUND FLOOR



1ST FLOOR



2ND 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		83
(81-91) B			
(69-80) C			
(55-68) D		67	
(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	



