

**RUSH
WITT &
WILSON**



**25 Hopes Grove, High Halden, Kent TN26 3ND
Guide Price £325,000 - £350,000**

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Rush Witt & Wilson are pleased to offer this extended end-terrace family home occupying a favoured location in the popular village of High Halden and enjoying stunning countryside views at the rear. The well-presented accommodation is arranged over two floors and comprises of an entrance hallway, living room with bi-fold doors to the garden,, kitchen /breakfast room and dining room on the ground floor. On the first floor are three double bedrooms, the main with an adjoining dressing room and the family bathroom. Outside the property benefits from an allocated parking space and good sized gardens to the side and rear which backs onto and enjoy views over adjoining farmland. Offered to the market CHAIN FREE. For further information and to arrange a viewing please call our Tenterden office on 01580762927

Entrance Hallway

With part glazed entrance door and side window to the front elevation, tiled flooring, under-stairs storage cupboard and connecting doors to:

Kitchen/Breakfast Room

16'6 x 8'7 (5.03m x 2.62m)
Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with matching splash-backs, inset 1.5 bowl sink/drain unit, inset electric hob with extractor canopy above and integrated oven beneath, space and plumbing for washing machine, space and point for free-standing fridge/freezer, breakfast bar, cupboard housing wall mounted gas fired boiler, space and table and chairs, tiled flooring, radiator, windows to the front and rear elevations and door leading to:

Rear Lobby

With part glazed door to the rear elevation allowing access to the garden, stairs rising to the first floor and door to:

Dining Room

16'7 x 10'2 (5.05m x 3.10m)
With window to the front elevation, radiator and glazed multi-panelled double doors leading to;

Living Room

16'2 x 11'6 (4.93m x 3.51m)
Being triple aspect with windows to the front and rear elevations, bi-fold doors to the side opening to the garden and radiator.

First Floor

Landing

With stairs rising from the rear lobby, window to the front elevation, access to loft space and connecting doors leading to:

Dressing Room to Master Bedroom

With window to the front elevation, range of fitted wardrobes and archway to:

Master Bedroom

16'2 x 11'6 (4.93m x 3.51m)
Being triple aspect with windows to the front, side and rear elevations, the latter enjoying rural views over adjoining farmland, fitted wardrobe with sliding mirrored doors, access to loft space and radiator.

Bedroom 2

9'8 x 8'7 (2.95m x 2.62m)
With window to the rear elevation enjoying rural views over adjoining farmland at the rear, fitted wardrobe and radiator.

Bedroom 3

9'2 x 8'3 (2.79m x 2.51m)
With window to the rear elevation enjoying rural views over adjoining farmland at the rear, fitted wardrobe with mirrored sliding doors and radiator.

Bathroom

White suite comprising of a low level W.C, pedestal wash-hand basin, panelled bath with shower above and folding screen, heated towel rail, obscured glazed window to the front elevation, fully tiled wall and flooring.

Outside

Garden/Allocated Parking Space

The property benefits from an allocated parking space in the shared parking area to the front of the terrace with a pedestrian pathway leading to a small area of lawn abutting the front of the property and gated side access leading to:

The rear/side garden is of a good size and is predominantly laid to lawn with a pergola covered brick patio to one side accessed from the living room offering a perfect space for outside dining and entertaining, there is a feature pond and timber garden store.

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, the garden to the side is subject to an 'overage clause' for future development - full details to be confirmed by our clients solicitor at point of sale. **

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	Possible
Very energy efficient - lower running costs	(92-100) A		
(81-91) B			
(69-80) C		68	
(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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Possible
Very environmentally friendly - lower CO ₂ emissions	(92-100) 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	EU Directive 2002/91/EC

