

2 The Laurels, High Halden, Kent TN26 3NA
Guide Price £300,000 - FREEHOLD

Guide Price: £300,000 - £325,000

Rush Witt & Wilson are pleased to offer this extended semi-detached family located in the heart of High Halden.

The well-proportioned accommodation offers scope to enhance/modernise and is arranged over two floors comprising of an entrance hallway, cloakroom, living room, sun room, kitchen and dining room on the ground floor. On the first floor are three bedrooms and the family bathroom. Outside the property benefits from gardens to the front and rear.

The vendor's sole agents would advise early inspection to fully appreciate this homes fanatic potential. For further information and to arrange a viewing please call our Tenterden office.











Agent Note

Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy


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Floor 0



Floor 1



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Approximate total area(1)

102 m²

1099 ft²

Reduced headroom

0.9 m²

10 ft²

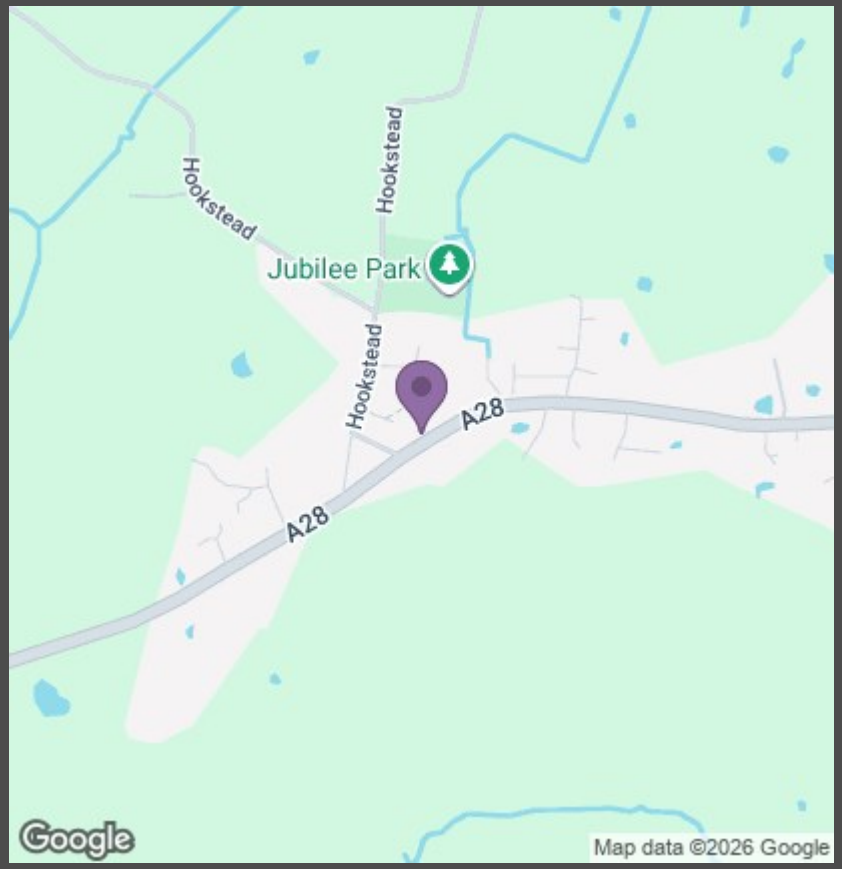
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

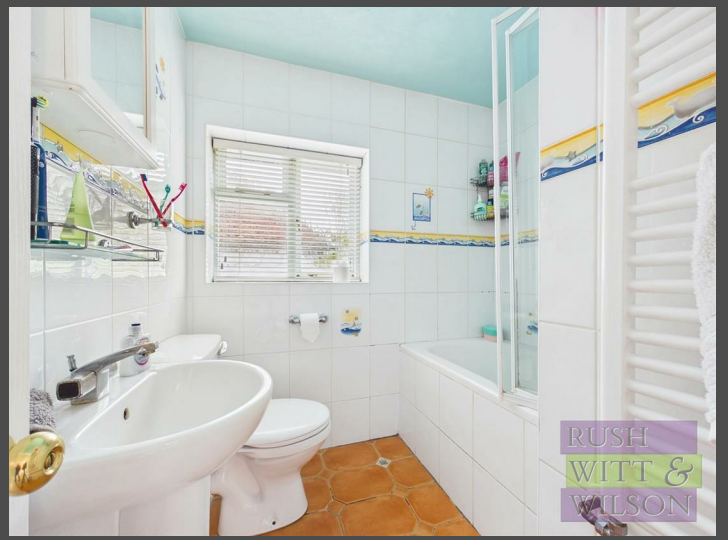
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

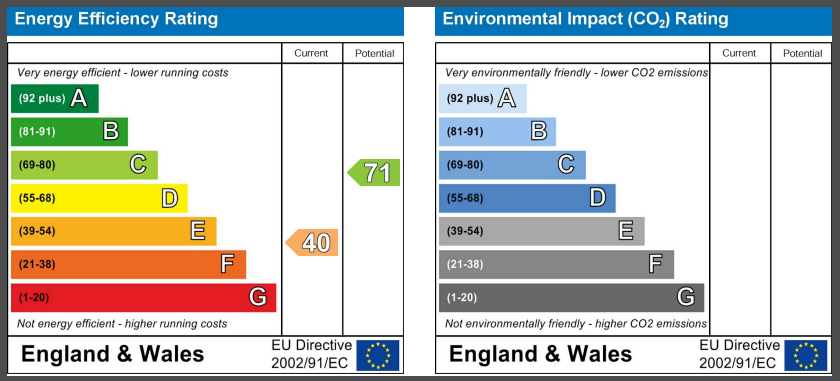
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