

**RUSH  
WITT &  
WILSON**



**The Sheiling Appledore Road, Tenterden, Kent TN30 7BD  
Offers In Excess Of £450,000**

Rush Witt & Wilson are pleased to offer this extended semi-detached family home occupying a sought after location within a short walk from Tenterden High Street. The well-presented accommodation is arranged over two floors and comprises of a generous entrance hallway, living room with log burning stove, kitchen/breakfast room, dining room with direct access to the garden and shower room on the ground floor. On the first floor are three bedrooms and the family bathroom. Outside the property benefits from off road parking, a detached single garage and gardens to the front and rear, the latter being of a good size with a detached shed/home office. An internal inspection is highly recommended to fully appreciate all this house has to offer. 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, stairs rising to the first floor with fitted storage cupboard beneath, exposed floorboards, radiator and connecting doors to:

**Shower Room**

8'11 x 5'10 (2.72m x 1.78m)

Fitted with white suite comprising low level W.C, pedestal wash-hand basin, corner shower cubicle, radiator/ heated towel rail, under stairs cupboard, part tiled walls, recessed ceiling spot lights and obscured glazed window to the rear elevation,

**Living Room**

13'2 max x 11'11 max (4.01m max x 3.63m max)

With bay window to the front elevation, feature fireplace with inset log burning stove and fitted shelving to both sides, radiator, connecting door to the hallway and multi planned glazed door leading to:

**Kitchen/Breakfast Room**

13'11 x 10'3 (4.24m x 3.12m)

Fitted with a range of shaker style cupboard and drawer

base units with matching wall mounted cupboards, complementing work-surface with inset ceramic 1.5 bowl sink/drain unit and tiled splash-backs, inset four burner gas hob with stainless steel back-plate, extractor canopy above and integrated oven beneath, space and plumbing for washing-machine, space and point for dishwasher, space and point for free-standing fridge/freezer, exposed floorboards, recessed ceiling spot lights, fitted cupboard and archway leading to:

**Dining Room**

13'10 x 11'9 (4.22m x 3.58m)

With double doors to the rear elevation allowing access to the garden, roof lantern, range of fitted storage cupboards, radiator and tiled flooring.

**First Floor****Landing**

With stairs rising from the entrance hallway, window to the side elevation, access to loft space and connecting doors to:

**Bedroom 1**

14'9 max x 10'5 (4.50m max x 3.18m)

With bay window to the front elevation, feature fireplace, fitted double wardrobe and radiator,

**Bedroom 2**

12'0 x 9'2 (3.66m x 2.79m)

With window to the rear elevation, double fitted wardrobe and radiator,

**Bedroom 3**

8'8 max x 7'6 (2.64m max x 2.29m)

With window to the front elevation, fitted wardrobe and radiator,

**Bathroom**

Fitted with a white suite comprising a pedestal wash-hand basin, panelled bath with mixer tap, fixed shower above and fitted screen, heated towel rail, airing cupboard housing wall mounted gas fired boiler and obscured glazed window to the rear elevation.

**Cloakroom**

Fitted with a white suite comprising low level W.C and wall mounted wash-hand basin, part tiled walls and obscured glazed window to the side elevation.

**Outside****Garage**

20'0 x 8'5 (6.10m x 2.57m)

With up and over door to the front elevation and personal door and window to the side.

**Shed/Home Office**

14'0 x 8'0 (4.27m x 2.44m)

Currently utilised as a home office with light and power connected.

**Gardens**

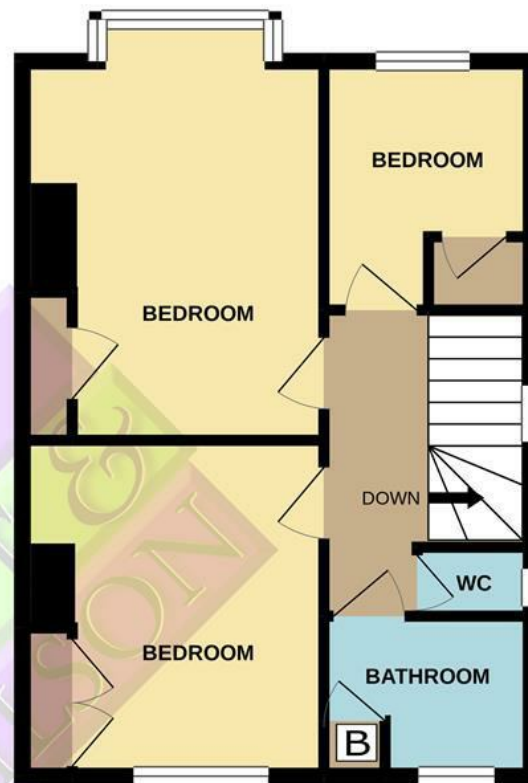
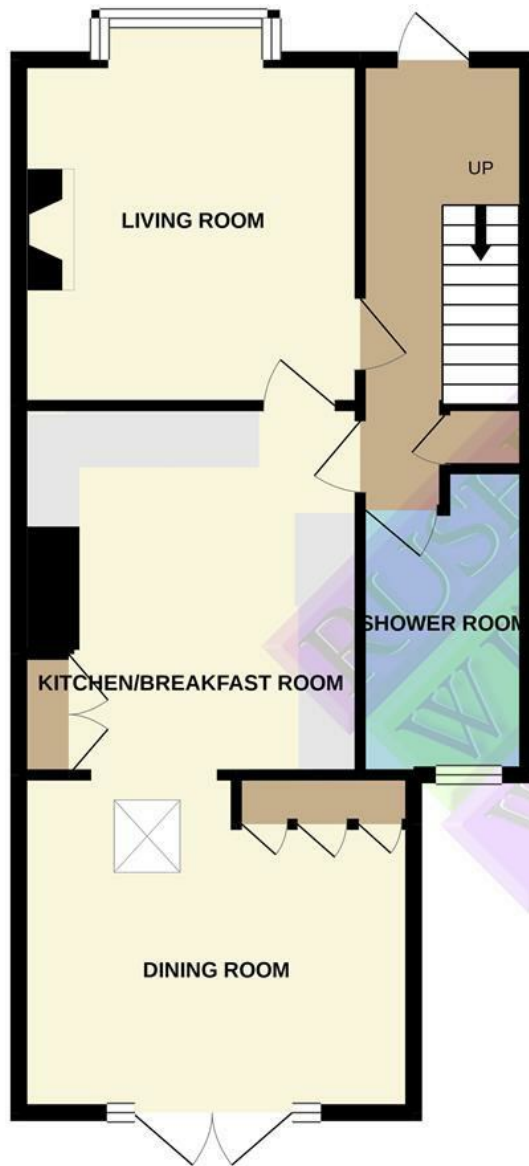
Double five bar gates open to a brick paved driveway providing off road parking and access down one side to the Single Garage.

The good sized rear garden is a particular feature of the property and benefits from a decked terrace accessed from the dining room which offers a perfect space for outside dining/entertaining, this leads to a large area of level lawn being interspersed with a selection of fruit trees and a pathway leading to the home office/shed and a fenced vegetable garden with two raised beds and a log 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.



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

