

44 Lower Road, Woodchurch, Kent TN26 3SG
Offers In Excess Of £650,000 Freehold

Rush Witt & Wilson are pleased to offer this extensively renovated and extended detached family home located within the popular village of Woodchurch.

The well-proportioned accommodation is arranged over three floors and comprises of an entrance hallway, study, living room, utility room, shower room and impressive 27'5 kitchen/dining/family room with adjoining conservatory on the ground floor. On the first floor are four bedrooms, one with an en-suite shower room and family bathroom. To the second floor is a spacious master bedroom and bathroom with adjoining dressing room. Outside the property offers an generous brick paved driveway providing off road parking for a number of cars, a detached double garage and enclosed rear garden.

An internal inspection of this stunning home is highly recommended, please call our Tenterden Branch on 01580 762927 for further information.











<u>Agent Note</u>

Council Tax Band - F

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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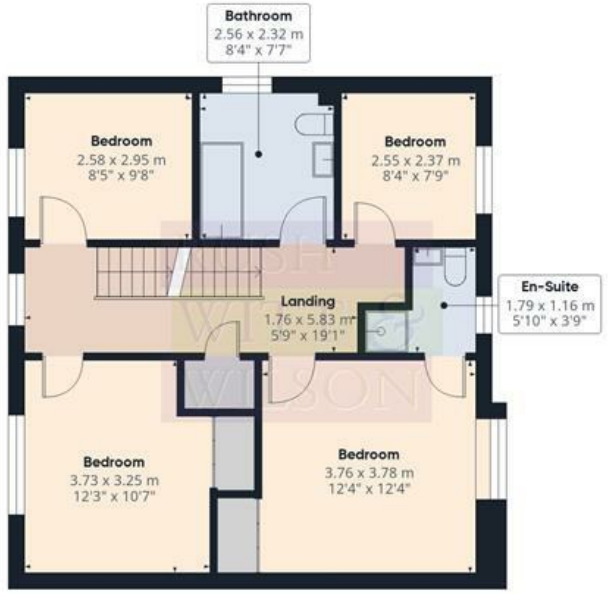

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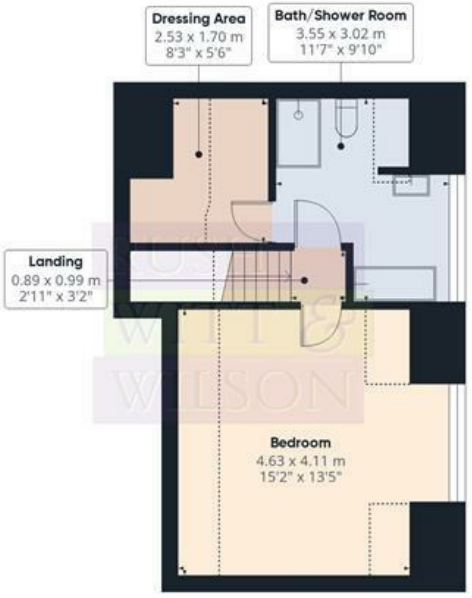

SMELLS LIKE TEEN SPIRIT
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Floor 0



Floor 1





Floor 2

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Approximate total area(1)

182.7 m²

1969 ft²

Reduced headroom

8.5 m²

91 ft²

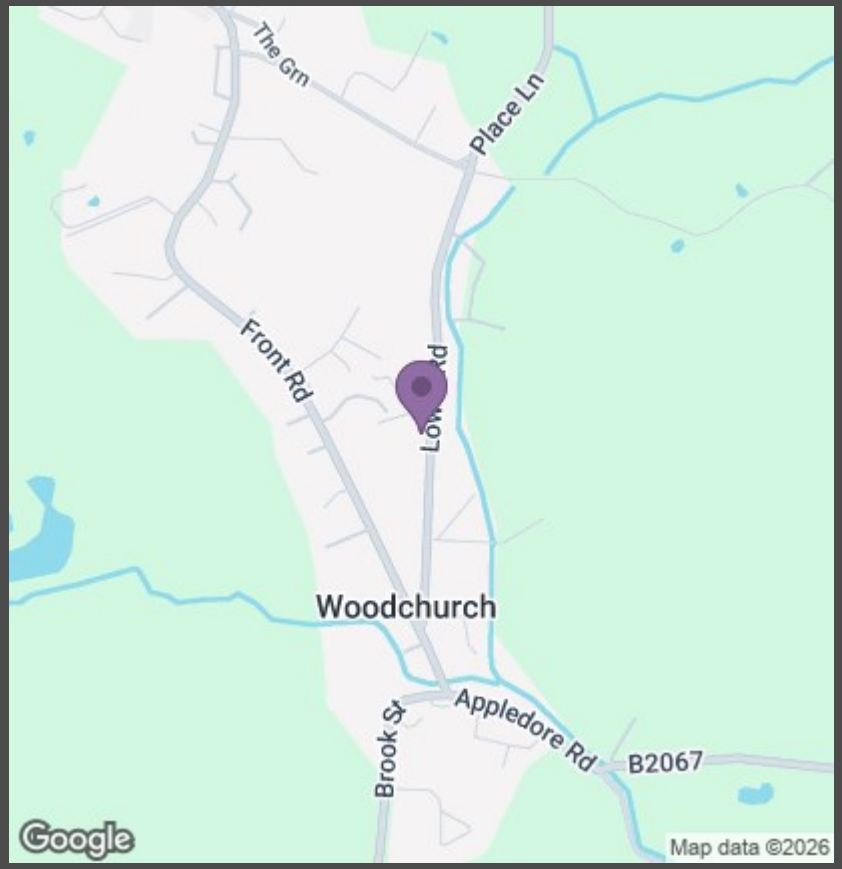
(1) Excluding balconies and terraces

Reduced headroom

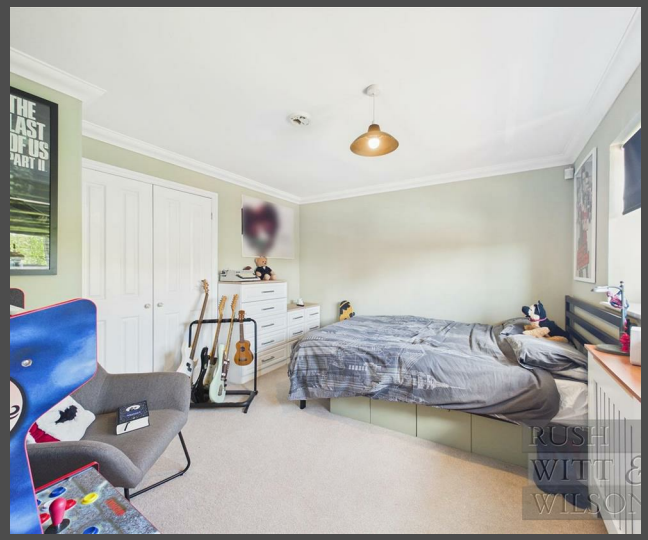
..... Below 1.5 m/5 ft

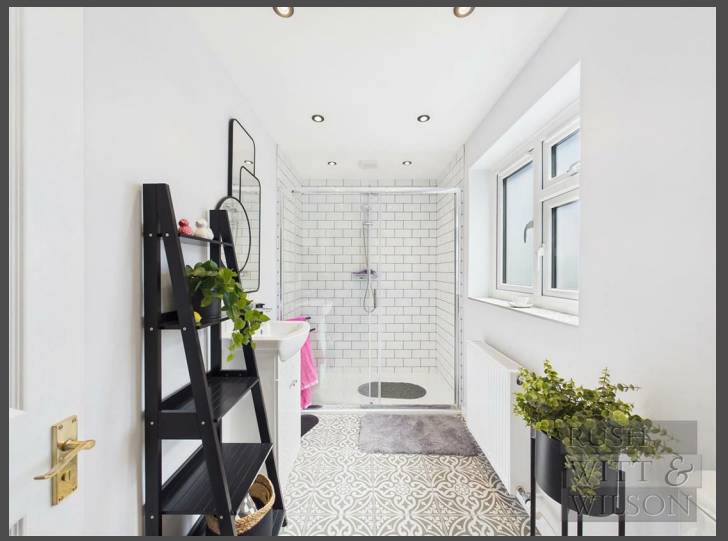
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

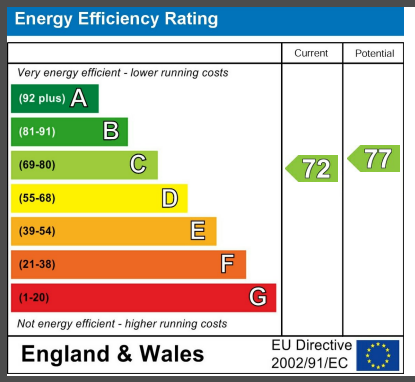
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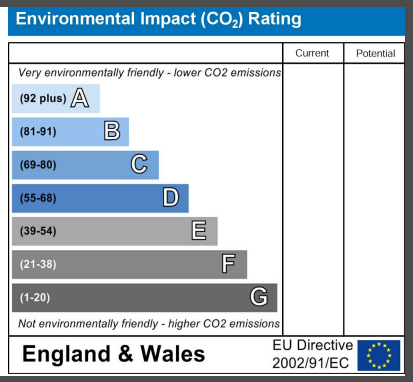












RUSH WITT & WILSON

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