

**RUSH  
WITT &  
WILSON**



**22 Henley Fields, St. Michaels, Tenterden, Kent, TN30 6EL.  
£395,000 Offers in the region.**

**CHAIN FREE - A well presented three bedroom semi-detached family home located within a sought after residential area of St Michaels Village, located within walking distance to Homewood school, local Primary School and popular amenities. Accommodation to the ground floor comprises a well proportioned living room, spacious 17ft kitchen / breakfast room and adjoining conservatory providing an optional dining area. To the first floor are three principal bedrooms with fitted wardrobes to the master and well appointed main bathroom suite. Outside enjoys a private rear garden enjoying a choice of decked seating areas, area of lawn with planted borders and garden shed. To the front provides ample off road parking and single garage. The property is located just 1 mile from Tenterden's tree lined High Street offering choice supermarkets, boutique shops, cafes and restaurants.**



## Front

Large driveway to front and side elevations over hard standing providing ample off road parking, driveway extends to a single garage, high level gate to rear garden from drive, front garden laid to lawn hosting a variety of flowering shrubs, established early rivers Plum tree, aggregate seating area, steps leading to entrance.

## Entrance Porch

6'2 x 3' (1.88m x 0.91m)

Obscure glazed composite front door with matching sidelight window, beech effect laminate flooring, light, internal glazed door to hall, low level cupboard via painted doors, radiator.

## Hallway

Internal glazed door from porch, beech effect laminate flooring, straight run carpeted staircase to first floor, radiator, internal door to living room, light, power point.

## Living Room

14'1 x 13'1 (4.29m x 3.99m)

Internal glazed door from hallway, carpeted flooring, UPVC window to front aspect with radiator below, internal door to kitchen / breakfast room, under stair storage cupboard housing the consumer unit, Nest heating thermostat, variety of power points, TV and phone, point.

## Kitchen/Dining Room

17'3 x 8'7 (5.26m x 2.62m)

Internal door, slate tile effect Karndean flooring, open access to adjoining conservatory, space for breakfast table and chairs, radiator, UPVC window to rear aspect, pendant light, anthracite column radiator, kitchen hosts a variety of matching base and wall units with shaker style doors beneath stone effect laminated countertops, inset one and half stainless bowl with drainer and tap, space for freestanding fridge / freezer and oven, fitted extractor canopy and light over, tile splashbacks and a variety of above counter level power points, under counter spaces for washing machine and dishwasher, wall unit housing the Vaillant gas boiler.

## Conservatory

9'4 x 9' (2.84m x 2.74m)

Open access from kitchen / breakfast room, stone effect Karndean flooring, UPVC windows to rear and each side aspect, external French doors to side, space for dining table and chairs, lighting, power points.

## First Floor

### Landing

Carpeted staircase and landing, access panel to loft over, UPVC window to side aspect, airing cupboard housing the hot water cylinder and slatted shelving, power point.

### Bedroom 1

10'9 x 10' (3.28m x 3.05m)

Internal door, UPVC window to rear aspect with radiator below, carpeted flooring, full length built in wardrobes via sliding mirrored doors, light, power points.

### Bedroom 2

10' x 8'5 (3.05m x 2.57m)

Internal door, UPVC window to front aspect with radiator below, beech effect laminate flooring, light, power points.

### Bedroom 3

8'5 x 7' (2.57m x 2.13m)

Internal door, UPVC window to front aspect with radiator below, beech effect laminate flooring, light, power points.

### Family Bathroom

7'1 x 5'4 (2.16m x 1.63m)

Internal door, ceramic floor tiling, obscure UPVC window to rear aspect, mosaic wall tiling, chrome heated towel rail, push flush WC, pedestal wash basin, panelled shower bath suite with bi-folding shower screen and shower mixer.

## Outside

### Garden

Private rear garden with decked seating area, steps leading to area of lawn hosting a variety of planted borders enclosed by panelled fencing, gate to driveway, garden shed, further decked seating area providing a private alfresco dining area.

### Single Garage

16' x 8'6 (4.88m x 2.59m)

Manual up and over door to front, external door to side leading to garden, power point, lighting.

### Agent Note

Council Tax Band: D

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 not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested.

Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.







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