RUSH WITT & WILSON



**22 Marshalls Land, St. Michaels, Tenterden, Kent TN30 6EA**
**Offers In The Region Of £330,000**

Rush Witt & Wilson are pleased to offer this well proportioned semi-detached family home occupying a popular location in the heart of St. Michaels being within easy access of local amenities and primary/secondary schools.

The accommodation offers scope to enhance/modernise through-out and is arranged over two floors comprising of an entrance porch, hallway, living room, dining room, kitchen, utility room and cloakroom on the ground floor. On the first floor are three bedrooms and a family bathroom.

Outside the property benefits from driveway parking and a good sized rear garden. Offered to the market CHAIN FREE.

For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

**Entrance Porch**
7'4 x 3'3 (2.24m x 0.99m)
Part decorative glazed entrance door to the front elevation, windows to both sides, part obscure glazed door through to:

**Hallway**
Window to the side elevation, stairs rising to first floor with fitted storage cupboard beneath, radiator, doors off to the following:

**Dining Room**
12'9 x 9'2 (3.89m x 2.79m)
Window to the front elevation, feature fireplace with inset electric fire, radiator.

**Kitchen**
11'5 x 7'7 (3.48m x 2.31m)
Fitted with a range of traditional style cupboard and drawer base units with matching wall mounting cupboards, wood effect worktop surface, tiled splashback, inset stainless steel sink drainer unit, space for gas cooker, fitted understairs storage cupboard, radiator, window to the side elevation, doors through to:

**Living Room**
12'9 x 11'5 (3.89m x 3.48m)
Glazed patio doors with views and access onto the rear garden, feature stone clad fireplace with inset electric fire, radiator.

**Utility Room**
10'8 max x 7'2 (3.25m max x 2.18m)
Window to the side elevation, door providing access onto the garden, space and plumbing for washing machine, space for freestanding fridge/freezer, fitted storage cupboards, wall mounted gas fired boiler, door through to:

**Cloakroom/WC**
Fitted with a white low level wc.

**First Floor**

**Landing**
Window to the side elevation, fitted airing cupboard housing insulated hot water tank, access to loft space, doors off to the following:

**Bedroom One**
12'9 x 9'9 (3.89m x 2.97m)
Window to the rear elevation, range of fitted wardrobes, radiator.

**Bedroom Two**
11'9 x 10'9 (3.58m x 3.28m)
Window to the front elevation, range of fitted wardrobes, radiator.

**Bedroom Three**
8'8 x 7'9 (2.64m x 2.36m)
Window to the side elevation, fitted wardrobe, radiator.

**Family Bathroom**
Fitted with a coloured suite comprising low level wc, pedestal wash hand basin, panel enclosed bath, radiator, obscure glazed window to the rear elevation.

**Outside**

**Front Garden**
Driveway providing off road parking with an area of lawn to one side, being bordered with a range of well stocked beds planted with a range of established shrubs and an array of seasonal flowers, gated side access leading to:

**Rear Garden**
Of a good size with a paved patio area butting the rear of the property offering space for outside dining and entertaining, level area of lawn being interspersed and bordered with a range of well stocked beds planted with a mixture of established shrubs and seasonal flowers., two small wildlife ponds, a range of timber garden stores, greenhouse.

**Agents 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).

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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




GROUND FLOOR



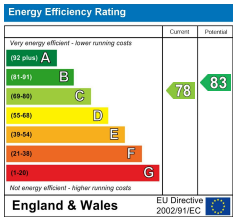

1ST FLOOR

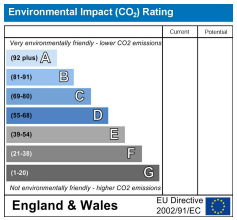
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**94 High Street, Tenterden, Kent, TN30 6JB**
**Tel: 01580 762927 | tenterden@rushwittwilson.co.uk | www.rushwittwilson.co.uk**

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