



24 Greenside, High Halden, Kent TN26 3LT £1,250 PCM

Rush Witt & Wilson are pleased to offer this well-proportioned mid-terrace family home located in the heart of High Halden. The accommodation is arranged over two floors comprising of an entrance hallway, living room, kitchen with adjoining dining room and useful side lobby which allows access through to the rear garden on the ground floor. On the first floor are three generous bedrooms, the family bathroom and cloakroom. Outside the property benefits from a good sized rear garden.

EPC Rating D. Council Tax Band: B.

Terms: £1250 Deposit, 1st months rent in advance. In order to proceed with an application a holding deposit equivalent to one weeks rent will be required to hold the property whilst references are being obtained. This will be taken off of your first months rent on move in upon successful completion of the referencing process. Please contact a member of staff for further details. For more information or to book a viewing, please call (01580) 762927. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697).

Entrance Hallway

Part decorative glazed entrance door to the front elevation, stairs rising to the first floor, doors off to the following:

Living Room

16'8 x 9'5 max (5.08m x 2.87m max)

Being double aspect with window to the front and glazed double doors to the rear elevation allowing access onto the rear garden, feature fireplace with quarry tiled hearth and inset electric fire, radiator, low level fitted storage cupboards with display shelving above.

Dining Room

9'2 x 9'4 (2.79m x 2.84m)

Window to the front elevation, access to understairs storage cupboard, radiator, open doorway through to:

Kitchen

10'6 x 7'11 (3.20m x 2.41m)

Fitted with a range of modern style cupboard and drawer base units with matching wall mounting cupboards, complimenting granite effect worktop surfaces with tiled splashback, inset stainless steel sink with side drainer, space for gas cooker with extractor canopy above, space and plumbing for washing machine, space for low level fridge, tiled flooring, window to the rear elevation, door through to:

Side Lobby

17'8 x 5'4 (5.38m x 1.63m)

Part glazed doors to the front and rear elevations allowing access through to the rear garden, wood effect flooring, radiator, wall mounted gas fired boiler.

First Floor

Landing

Window to the rear elevation, radiator, access to loft space, fitted storage cupboard, doors off to the following:

Bedroom One

12'9 x 9'3 (3.89m x 2.82m)

Window to the front elevation, fitted wardrobe, radiator.

Bedroom Two

10'7 x 9'6 (3.23m x 2.90m)

Window to the front elevation, radiator.

Bedroom Three

9'1 x 7'1 (2.77m x 2.16m)

Window to the rear elevation, radiator.

Bathroom

Fitted with a white suite comprising pedestal wash hand basin, panel enclosed bath with shower above, tile effect flooring, fully tiled walls, radiator, obscure glazed window to the rear elevation.

Cloakroom/WC

Fitted with a white suite comprising low level wc, wall mounted wash hand basin, radiator, obscure glazed window to the rear elevation.

Outside

Rear Garden

Enclosed rear garden which is predominantly laid to lawn with a generous paved patio area running the width of the property offering space for outside dining and entertaining.

Agents Note

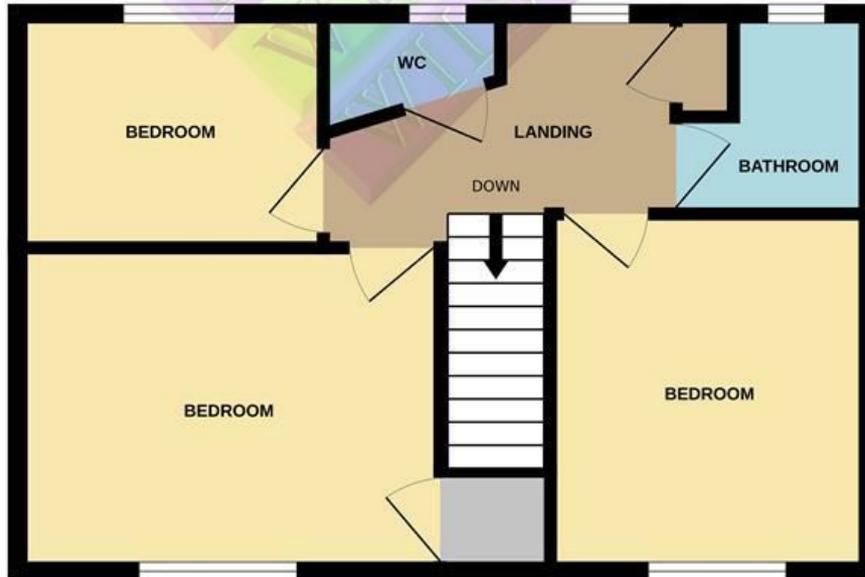
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These particulars are produced in good faith, but are intended to be a general guide only. It should also be noted that any measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these particulars have been tested unless required. Further information on broadband and mobile coverage and speeds can be found at Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/ According to the gov.uk website the property is located in an area at very low risk of flooding.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		64	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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