

**RUSH
WITT &
WILSON**



**The Coach House Golden Square, Tenterden, Kent TN30 6RR
Offers In The Region Of £535,000 Freehold**

Rush Witt & Wilson are pleased to offer an exciting opportunity to acquire this detached home with large gardens occupying a tucked away location within easy walking distance of the picturesque tree lined High Street of Tenterden.

The accommodation offers the scope to enhance/modernise throughout and is arranged over two floors comprising of an entrance hallway, cloakroom/wc, kitchen and living room on the ground floor. To the first floor there are four bedrooms and a family bathroom.

Outside the property benefits from off road parking, an integral carport and good sized rear gardens.

Properties within this proximity to the High Street with parking and generous gardens are rarely available and as the vendor's sole agents would advise early inspection to fully appreciate the merits of this unique home. For further information and to arrange a viewing please call our Tenterden office.

Entrance Hallway

Part obscure glazed entrance door and window to the front elevation, stairs rising to the first floor with fitted storage cupboard beneath, radiator, doors off to the following:

Cloakroom/WC

Fitted with a low level wc, wall mounted wash hand basin with tiled splashback, radiator, obscure glazed window to the side elevation.

Kitchen

19' x 8' (5.79m x 2.44m)

Fitted with a range of modern style grey cupboard and drawer base units with matching wall mounting cupboards, complimenting granite effect worktop surfaces with tiled splashback, inset stainless steel sink drainer unit, space for gas cooker with extractor canopy above, space and plumbing for washing machine, space for low level fridge and freezer, space and plumbing for dishwasher, wall mounted gas fired boiler, two radiators, windows to the side and front elevations, door through to:

Living Room

11'8 x 18'3 (3.56m x 5.56m)

Two windows to the rear elevation, part glazed door with access onto the garden, stone clad feature fireplace, radiator.

First Floor

Landing

Window to the front elevation, access to loft space, generous fitted airing cupboard housing hot water tank, doors off to the following:

Bedroom One

18'5 x 10'4 (5.61m x 3.15m)

Double aspect with windows to the front and rear elevations, radiator.

Bedroom Two

11'7 x 10'11 (3.53m x 3.33m)

Window to the front elevation, radiator.

Bedroom Three

11'8 x 10'5 (3.56m x 3.18m)

Window to the rear elevation, fitted wardrobe with sliding doors, radiator.

Bedroom Four

12' x 7'4 (3.66m x 2.24m)

Window to the rear elevation, radiator.

Bathroom

Fitted with a coloured suite comprising low level wc, pedestal wash hand basin, panel enclosed bath, part tiled walls, radiator, obscure glazed window to the side elevation.

Outside

Front Garden

The property sits back from the road being accessed via a shared gravelled driveway to off road parking for one vehicle and access to:

Integral Car Port

18'7 x 10' (5.66m x 3.05m)

Rear gated access leading through to:

Rear Garden

Of a good size and is predominantly laid to lawn being bordered with a range of established shrubs and trees.

Agents Note

Council Tax Band - E

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:

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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



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