

**RUSH
WITT &
WILSON**



**11 Haffenden Road, Tenterden, Kent TN30 6QE
Offers In The Region Of £410,000**

Rush Witt & Wilson are pleased to offer this detached bungalow occupying a sought after location within easy reach of Tenterden High Street. The accommodation comprising an entrance hallway, three bedrooms, kitchen, living/dining room with double doors leading to the garden and family bathroom. Outside the bungalow benefits from an attached single garage, off road parking and a good sized rear garden. For further information and to arrange a viewing please call our Tenterden office on 01580762927.

Porch

With entrance door, quarry tiled flooring and further door opening to:

Entrance Hallway

With radiator, access to loft space and connecting doors to:

Bedroom 3

13'1 x 7'11 (3.99m x 2.41m)

With window to the rear elevation, radiator and built in cupboard housing electric meters.

Kitchen

9'9 x 8'8 (2.97m x 2.64m)

Fitted with a range of traditional styled cupboard and drawer base units with matching wall mounted cupboards, complimenting work surface with tiled splash-backs, inset stainless steel sink/drain unit, space and point for gas oven with extractor canopy above, integrated low level fridge and freezer, space and plumbing for washing machine, serving hatch to the Living/Dining Room, window to the rear elevation and door giving access to the garden.

Living/Dining Room

16'0 x 15'2 (4.88m x 4.62m)

With sliding doors to the rear elevation giving access to the garden and radiator.

Inner Hallway

Cupboard housing wall mounted has fired boiler and connecting doors to:

Bathroom

Fitted with a white suite comprising low level WC, pedestal wash basin, panelled bath with fixed shower above, heated towel rail, tiled walls and obscured glazed window to the side elevation.

Bedroom 1

10'1 x 9'6 (3.07m x 2.90m)

With window to the front elevation, radiator and being fitted with a range of built in wardrobes.

Bedroom 2

8'7 x 7'8 (2.62m x 2.34m)

With window to the front elevation and radiator.

Garage

16'4 x 8'7 (4.98m x 2.62m)

With electric roller door to the front elevation, window to the side, light and power connected.

Gardens

The bungalow sits back from the road with gently sloping driveway provides extensive off road parking and access to the Single Garage, to one side is an area of lawn.

Gated side access leads to the rear garden, being of a good size with a paved terrace abutting the rear of the

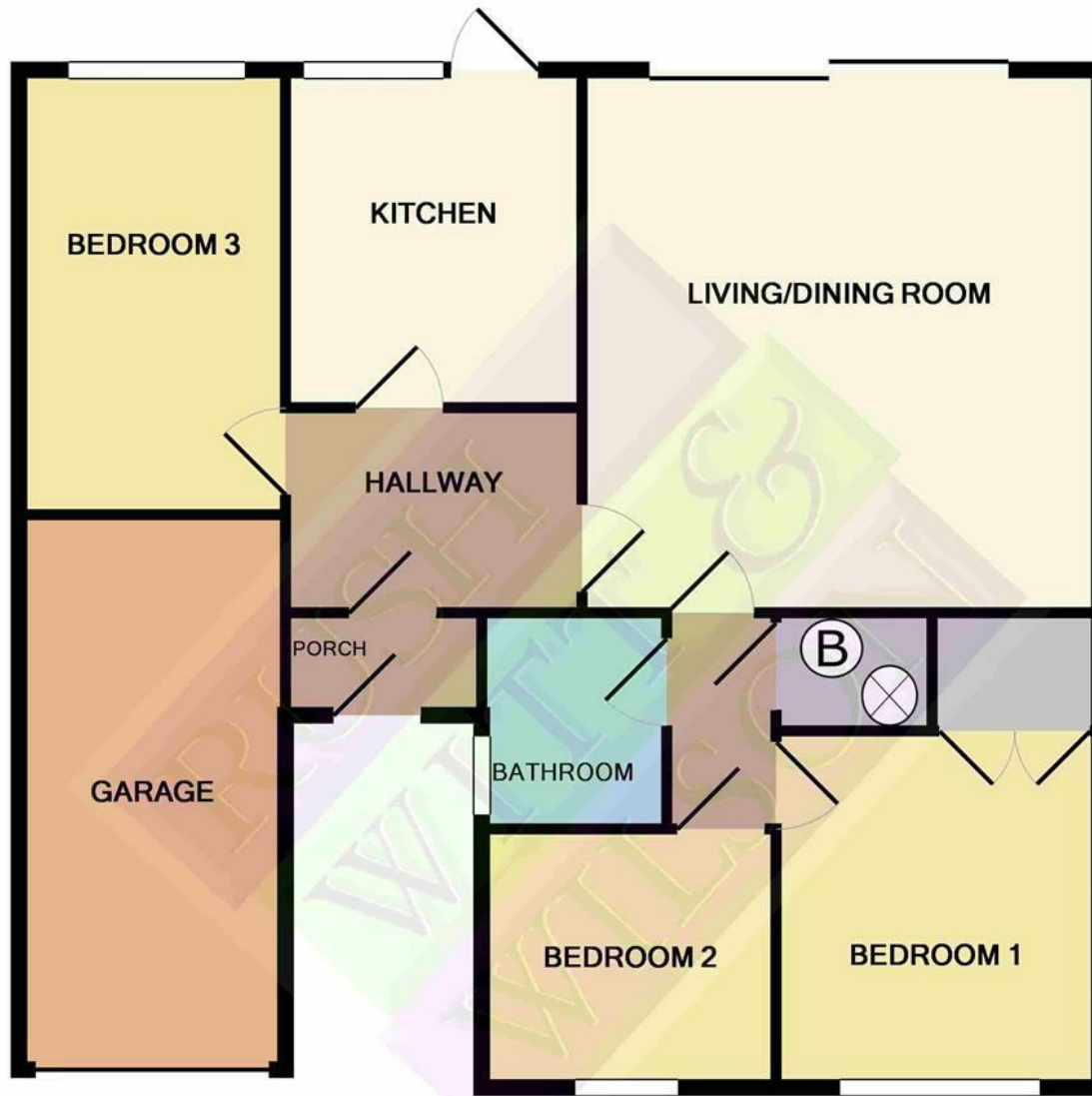
bungalow being access from the Kitchen and Living/Dining Room, perfect for outside dining and entertaining. Steps descend to a good sized area of lawn boarded with a section of shrubs and trees.

Agent Note

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL APPROX. FLOOR AREA 885 SQ.FT. (82.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			
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	

