

**RUSH
WITT &
WILSON**



21 Haffenden Road, Tenterden, Kent TN30 6QE
Offers In The Region Of £550,000

Rush Witt & Wilson are pleased to offer this extended detached bungalow occupying a highly sought after and quiet cul-dec-sac location with good sized established rear gardens being within easy reach of Tenterden High Street.

The versatile accommodation offers scope to enhance and comprises of an entrance porch, hallway, kitchen with adjoining breakfast room, utility room, living room with log burning stove, shower room, dining room with adjoining sun room and three bedrooms, two of which offer en-suite facilities.

Outside the bungalow benefits from a brick paved driveway to the front providing off road parking for a number of cars and a good sized established rear gardens. Offered to the market CHAIN FREE. An internal inspection is highly recommended to fully appreciate this spacious bungalow and its stunning gardens. For further information and to arrange a viewing please call our Tenterden office on 01580762927.



Entrance Porch 4'6 x 4'5 (1.37m x 1.35m) Part decorative glazed entrance door to the side elevation, quarry tiled flooring, obscure glazed door leading through to:	Shower Room Obscure glazed window to the front, fitted with a modern suite comprising fixed vanity unit, low level wc, inset wash hand basin, fitted cupboard, generous corner shower cubicle with double sliding doors, part tiled walls, heated towel rail.	space for outside dining and entertaining with steps leading to an area of gently sloping lawn being bordered with a range of well stocked beds planted with an array of seasonal flowers, mature shrubs and fruit trees, timber storage shed, compost bin area.
Hallway Access to loft space, radiator, doors off to the following:	Bedroom Three/Study 8'4 x 7'10 (2.54m x 2.39m) Window to front, door to bedroom 1 and radiator.	
Bedroom Two 12'9 x 10'7 (3.89m x 3.23m) Window to front, range of fitted wardrobes, radiator, tiled shower cubicle, door leading through to:	Dining Room 10'9 x 11'5 (3.28m x 3.48m) With range of fitted storage cupboards, radiator and being open-plan through to the sun room.	Agents Note Council Tax Band: E
En-Suite Cloakroom Window to side, a white suite comprising low level wc, pedestal wash hand basin with tiled splashback, stainless steel heated towel rail.	Bedroom One 14'6 x 11'0 max (4.42m x 3.35m max) With window to the front elevation, two radiators, access to loft space, open-plan through to the sun room and door to:	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.
Kitchen 10'6 x 9'1 (3.20m x 2.77m) Window to side, fitted with a range of wooden shaker style cupboard and drawer base units with complimenting work surface and inset double stainless steel sink unit with side drainer, inset four burner gas hob, upright unit housing integrated double oven, space and plumbing for slimline dishwasher, space for free standing fridge/ freezer, tiled floor, radiator, generous utility cupboard with space and plumbing for washing machine, range of shelved storage, wall mounted gas fired boiler, door leading through to:	En-Suite Wet Room Obscure glazed window to the front elevation, fitted with a modern white suite comprising low level wc, pedestal wash hand basin, fully tiled walls and floor, wall mounted shower, radiator.	
Breakfast Room 10'3 x 8'2 (3.12m x 2.49m) Window to the front elevation, radiator.	Sun Room 18'7 x 7'8 (5.66m x 2.34m) Vaulted ceiling with a range of Velux style roof lights, windows to the side and rear, the latter enjoying a pleasant outlook over the rear garden, two radiator and glazed double doors allowing access to the garden.	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.
Living Room 17'2 x 16'1 (5.23m x 4.90m) Glazed sliding doors enjoying views and access onto the rear garden and adjoining woodland beyond. radiator, free standing log burning stove, range of display shelving, door leading through to:	Outside Front Garden Brick paved driveway providing off road parking for a number of vehicles, gated side access leading through to:	
Inner Hallway Fitted airing cupboard housing insulated hot water tank, doors off to the following:	Rear Garden The generous rear garden is a particular feature of the bungalow being of a good size and backing onto and enjoying views over adjoining woodland to the rear, adjacent to the rear of the bungalow is a raised paved patio offering	



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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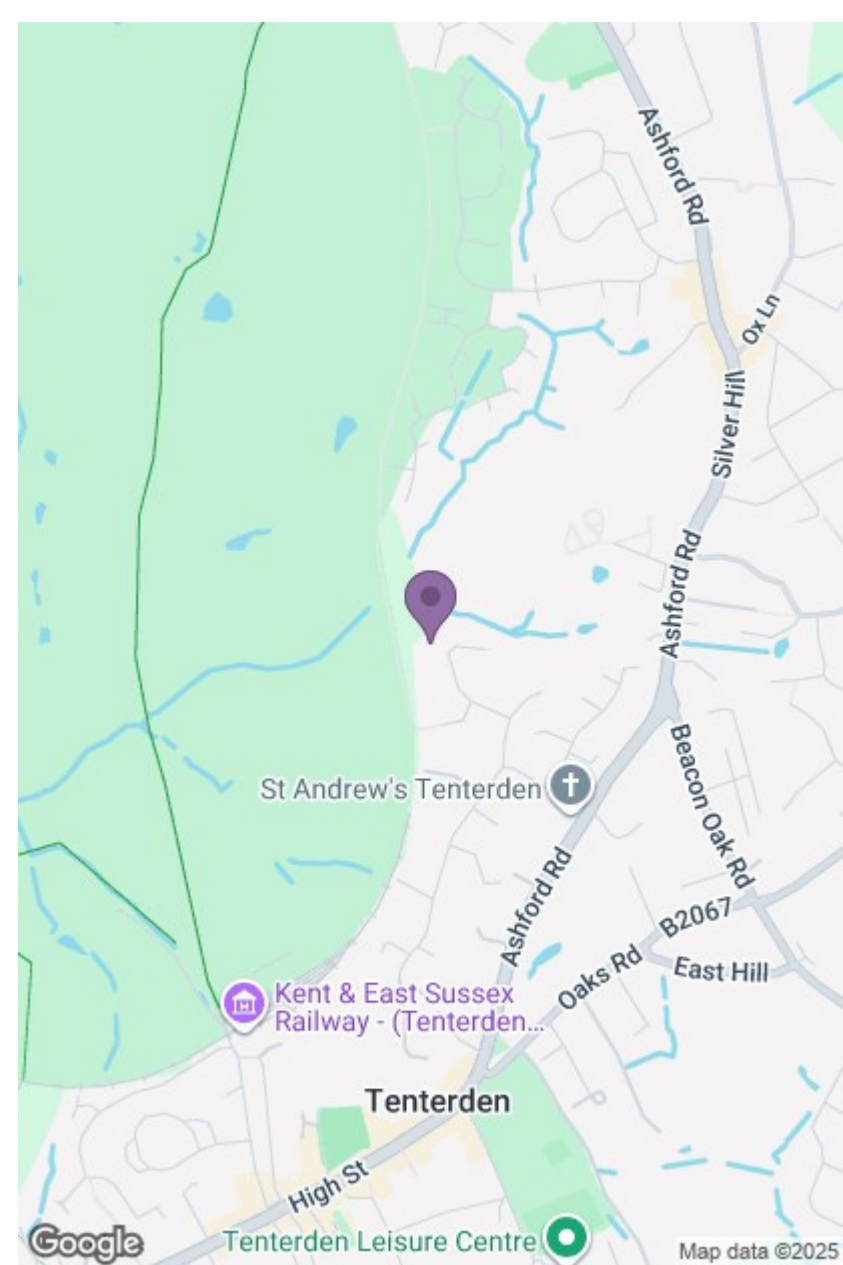


GROUND FLOOR



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	71 82
(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	
(82 plus) A	
(61-81) B	
(49-60) C	
(35-48) D	
(20-34) E	
(11-19) F	
(1-10) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU directive 2002/91/EC	



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