

**RUSH  
WITT &  
WILSON**



**3 West Cross Mews, West Cross Gardens, Tenterden, Kent TN30 6JZ  
Guide Price £395,000**



**WITH PARKING** - Rush Witt & Wilson are pleased to offer this extremely well presented mid-terrace home with off road parking space occupying a highly convenient location tucked off Tenterden High Street.

Having been recently renovated by the current owners the spacious accommodation is arranged over two floors comprising of an entrance porch, hallway, cloakroom, living/dining room with adjoining conservatory and kitchen on the ground floor. On the first floor are two double bedrooms and the family bathroom. Outside the property benefits from a single allocated parking space and an established rear garden enjoying a south westerly aspect.

An internal inspection of this delightful home is highly recommended. For further information and to arrange a viewing please call our Tenterden office.

#### **Entrance Porch**

With part decorative glazed entrance door, windows to the front and side elevations, tiled flooring and part obscured glazed door through to:

#### **Hallway**

With engineered oak wooden flooring, radiator and oak doors to:

#### **Cloakroom**

Fitted with a coloured suite comprising low level W.C and wall mounted wash-hand basin with tiled splash-back, tiled flooring.

#### **Living/Dining Room**

19'5 max x 16'9 max (5.92m max x 5.11m max )

With stairs rising to the first floor, part obscured glazed door allowing access to the garden, radiator, engineered oak wooden flooring, conservatory to the rear elevation overlooking the garden and oak door through to:

#### **Kitchen**

12'8 x 9'0 (3.86m x 2.74m)

Fitted with a range of 'sea foam blue' gloss cupboard and drawer base units with matching wall mounted cupboards, complementing solid Iroko hardwood work surface with matching splash-back and inset black composite sink unit, inset NEFF four burner gas hob with glass backplate and extractor canopy above, upright unit housing integrated NEFF double oven, integrated fridge/freezer, integrated dishwasher, integrated washing machine, cupboard housing wall mounted Worcester gas fired boiler, tiled flooring, radiator and two windows to the front elevation.

#### **First Floor**

##### **Landing**

Being part galleried with stairs rising from the living/dining room, window to the rear elevation, radiator, access to loft space and oak doors to:

##### **Bedroom 1**

12'10 x 11'0 (3.91m x 3.35m)

With two windows to the rear elevation and radiator.

##### **Bedroom 2**

10'2 x 9'1 (3.10m x 2.77m)

With window to the front elevation and radiator.

##### **Bathroom**

Fitted with a contemporary suite comprising low level W.C, vanity unit with inset wash-hand basin and fitted cupboard beneath, panelled bath, corner shower cubicle with double sliding doors, stainless steel heated towel rail, obscured glazed window to the front elevation, tiled flooring and part tiled walls.

#### **Outside**

#### **Garden/Allocated Parking Space**

The established rear garden is of a good size with a paved patio area abutting the rear of the property offering space for outside dining and entertaining which leads to an area of lawn bordered with a range of beds planted with a mixture of shrubs and seasonal flowers, a paved pathway leads down the garden past a gated side access to a further seating area. Located to the side of the terrace is a single allocated parking space.

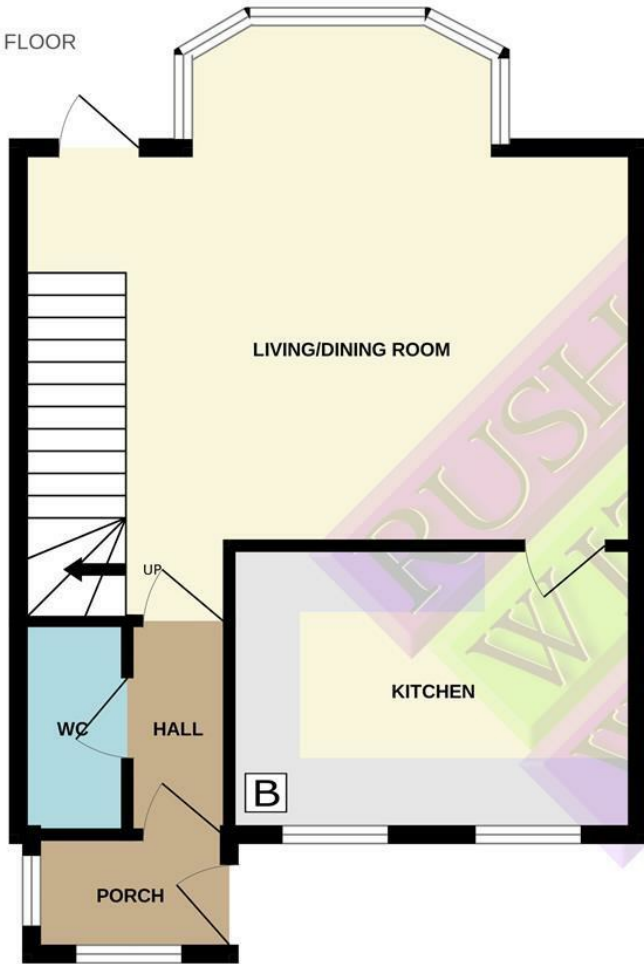
#### **Agent Note**

Council Tax Band: D

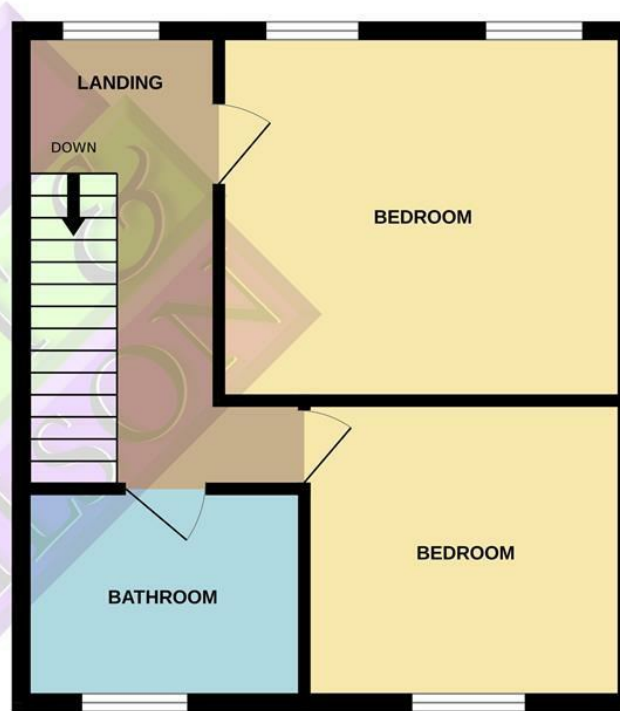
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Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.

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 not 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	
02 (plus) <b>A</b>	
01 (01) <b>B</b>	
00 (00) <b>C</b>	
05 (00) <b>D</b>	
09 (04) <b>E</b>	
13 (08) <b>F</b>	
17 (12) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
02 (plus) <b>A</b>	
01 (01) <b>B</b>	
00 (00) <b>C</b>	
05 (00) <b>D</b>	
09 (04) <b>E</b>	
13 (08) <b>F</b>	
17 (12) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC



