

**RUSH
WITT &
WILSON**



**25 Eastwell Barn Mews, Tenterden, Kent TN30 6QW
Offers In The Region Of £419,950**

Rush Witt & Wilson are pleased to offer this well-presented end of terrace home occupying a highly sought-after location just a short walk from Tenterden High Street.

The accommodation is arranged over two floors comprising of an entrance hallway, cloakroom, living/dinning room and kitchen/breakfast room with direct access to the garden on the ground floor. On the first floor are three bedrooms and the family bathroom.

Outside the property benefits from gardens to the front and rear, the latter being fully paved for easy of maintenance with a delightful pergola covered seating area, there is also a single garage with parking space to the front.

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

Entrance Hallway

With entrance door and window to the side elevation, stairs rising to the first floor, radiator and doors to:

Cloakroom

Fitted with a modern white suite comprising low level W.C, wall mounted 'white gloss' vanity unit with inset wash-hand basin and draw beneath, radiator, large fitted coat cupboard with sliding doors and obscured glazed window to the rear elevation.

Living/Dining Room

17'7 max x 13'3 max (5.36m max x 4.04m max)

Being double aspect with full height windows to the front and side elevations, two radiators, under stairs fitted storage cupboard and ornamental feature fireplace with inset electric fire.

Kitchen/Breakfast Room

11'1 x 10'4 (3.38m x 3.15m)

Fitted with a range of white shaker style cupboard and

drawer base units with matching wall mounted cupboards, complementing granite effect work surface with matching splash-back and inset 1.5 bowl ceramic sink/drain unit, inset four ring electric hob with glass back plate, stainless steel extractor canopy above and integrated double oven beneath, integrated fridge/freezer, integrated dishwasher, integrated washing machine, space for small table and chairs, radiator and double doors allowing access to the garden.

First Floor

Landing

With stairs rising from the entrance hallway, access to loft space, radiator, airing cupboard housing wall mounted gas fired boiler and connecting doors to:

Bedroom 1

12'0 x 10'4 (3.66m x 3.15m)

With window to the front elevation, fitted wardrobe and radiator.

Bedroom 2

11'1 x 10'4 (3.38m x 3.15m)

With window to the rear elevation, fitted wardrobe and radiator

Bedroom 3

8'8 x 7'2 (2.64m x 2.18m)

With window to the side elevation, recessed wardrobe space and radiator.

Bathroom

Fitted with a modern white suite comprising of low level W.C, vanity unit with inset wash-hand basin and cupboards beneath, panelled bath with hand held shower attachment, large walk-in shower with fitted screen, stainless steel heated towel rail, obscured glazed window to the side elevation, fully tiled flooring and walls.

Outside

Garden

To the front is a generous area of lawn with steps leading to the entrance door and gated access leading to:

The landscaped rear garden is designed for ease of maintenance and offers a generous patio area accessed from the kitchen/breakfast room with steps leading to a further paved terrace with a delightful pergola covered seating area offering the perfect space for outside dining and entertaining being bordered by raised brick flower beds planted with a selection of mature shrubs and seasonal flowers. Gated access to the rear leads to the single garage/off road parking space which is located directly behind the property

Single Garage (En-Bloc)/Off Road Parking Space

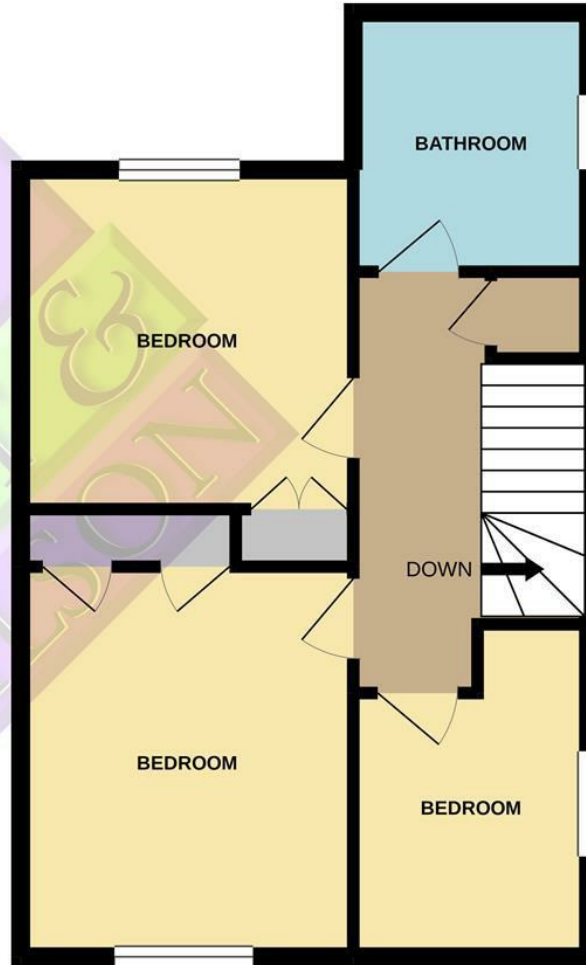
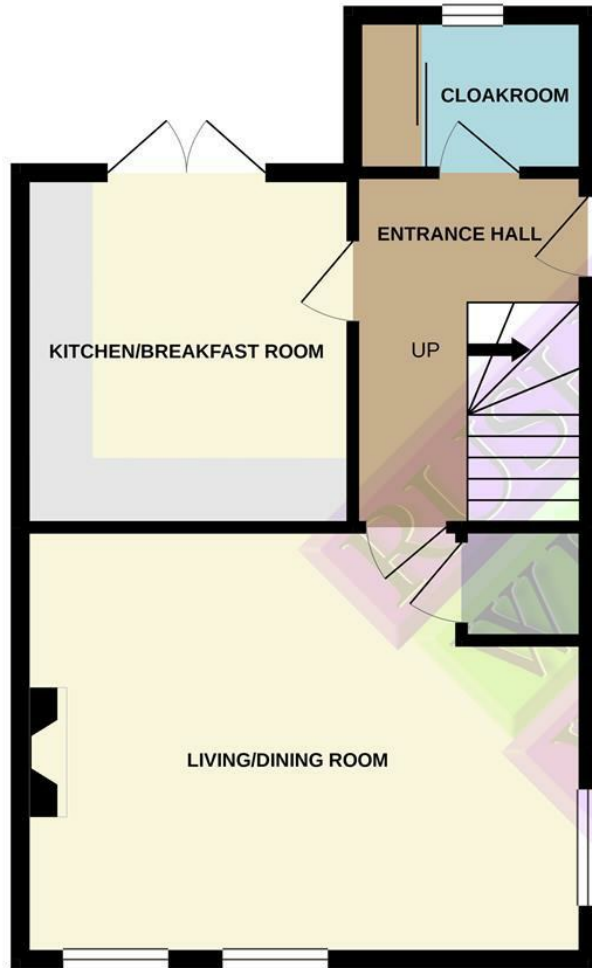
With up and over door to the front elevation. Being one of eight garages in a block, with an off road parking space to the front.

Agent Note

Council Tax Band: D

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.

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.



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	
(92-100) 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	
(92-100) 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

