

**RUSH
WITT &
WILSON**



**42 Chalk Avenue, St. Michaels, Tenterden, Kent TN30 6BY
Offers In The Region Of £360,000**

Rush Witt & Wilson are pleased to offer this well-presented semi-detached family home occupying a popular location in the heart of St. Michaels being within easy access of local amenities and schools.

The well proportioned accommodation is arranged over two floors comprising of a generous entrance hallway, living room and impressive kitchen/dining room with direct access to the garden on the ground floor. On the first floor are three bedrooms, all with fitted wardrobes and the family bathroom. Outside the property benefits from a brick paved driveway to the front and rear garden.

For further information and to arrange a viewing please call our Tenterden office on 01580762927

Entrance Hallway

With obscured glazed entrance door and window to the front elevation, stairs rising to the first floor with fitted storage cupboard beneath, radiator, window to the side elevation, grey oak effect laminate flooring, doorway through to the kitchen/dining room and oak door to:

Living Room

12'9 max x 12'8 (3.89m max x 3.86m)

With window to the front elevation and radiator.

Kitchen/Dining Room

18'7 x 9'2 (5.66m x 2.79m)

Fitted with a range of blue shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing white granite effect work surface with tiled splash-back and inset 1.5 bowl sink/drainage unit, inset Lamona 4 burner gas hob with stainless steel extractor canopy above and integrated Lamona oven beneath, integrated fridge/freezer,

intergrade Lamona washing machine, fitted breakfast bar, recessed ceiling spot lights, radiator, LED inset plinth lights, space for table and chairs, window to the rear elevation and glazed double doors allowing access through to the garden.

First Floor

Landing

With stairs rising from the entrance hallway, window to the side elevation, fitted storage cupboard, access to loft space where the gas fired boiler is located and oak doors to:

Bedroom 1

12'6 max x 9'10 (3.81m max x 3.00m)

With window to the front elevation, range of fitted wardrobes, fitted dressing table and radiator.

Bedroom 2

10'4 x 9'6 (3.15m x 2.90m)

With window to the rear elevation, range of fitted wardrobes and radiator.

Bedroom 3

7'11 max x 8'6 max (2.41m max x 2.59m max)

With window to the front elevation, fitted cabin bed, range of fitted wardrobes and radiator.

Family Bathroom

Fitted with a modern suite comprising grey gloss vanity unit with inset wash-hand basin, storage cupboard and low level W.C with concealed cistern, tiled panelled 'P' shaped bath with shower above and fitted screen, stainless steel heated towel rail, recessed ceiling spot lights and obscured glazed window to the rear elevation.

Outside

Garden

To the front is a generous brick paved driveway providing off road parking for two cars and gated side access to:

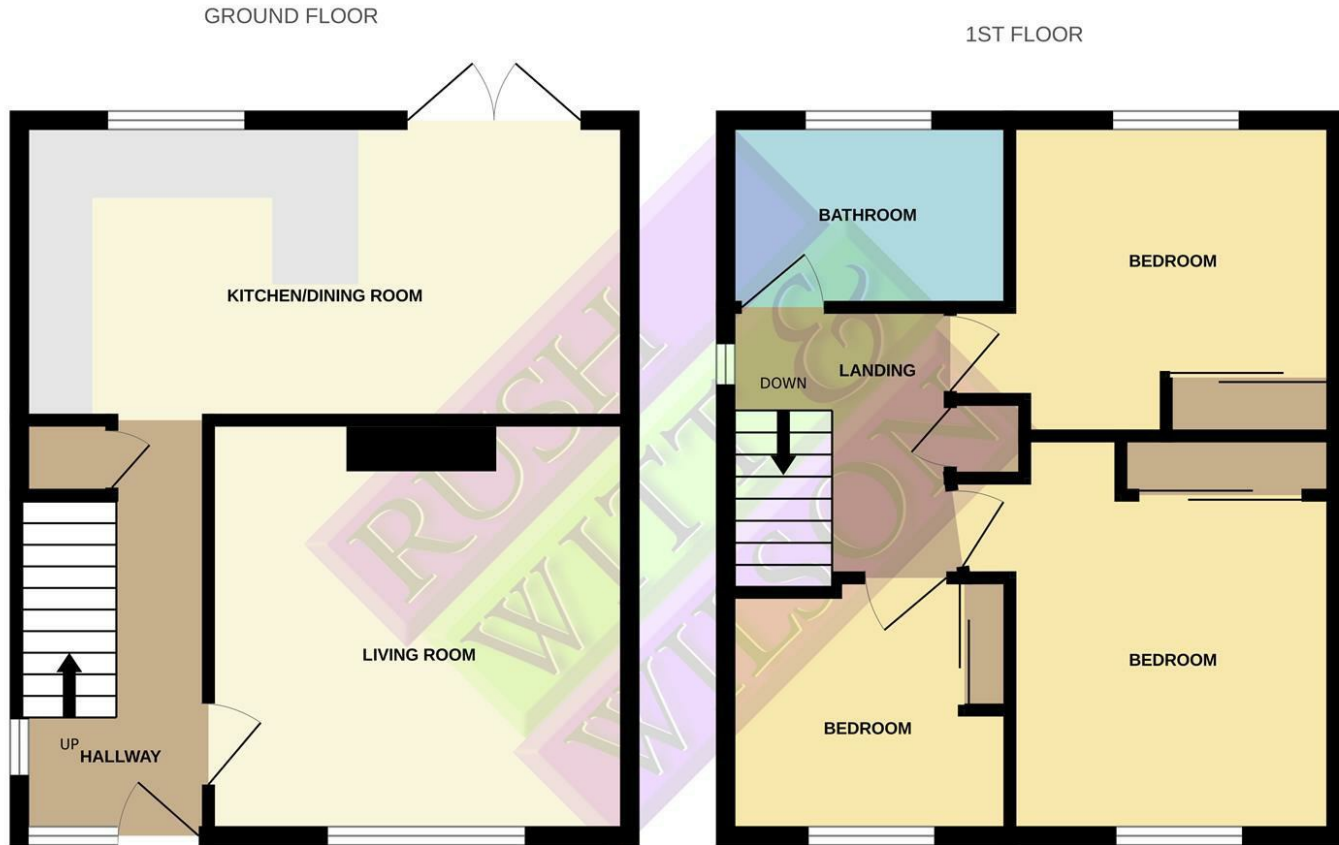
The rear garden offers a paved patio abutting the rear of the property with a small brick outhouse and BBQ area, steps lead to a raised area of lawn with a decked terrace to the end of the garden offering space for outside dining/entertaining. There is also a useful timber garden store with enclosed seating area.

Agent Note

Council Tax Band: C

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
64	87	A	A
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(82-91) A</p> <p>(61-81) B</p> <p>(49-60) C</p> <p>(35-48) D</p> <p>(20-34) E</p> <p>(11-20) F</p> <p>(1-10) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	

