

**RUSH  
WITT &  
WILSON**



**32 Heather Drive, St. Michaels, Tenterden, Kent TN30 6PL  
Offers In Excess Of £450,000**



Rush Witt & Wilson are pleased to offer this detached bungalow with good sized rear garden backing through woodland occupying a popular location within the heart of St. Michaels, being just a short walk from local amenities.

The accommodation comprises of an entrance hallway, kitchen, living/dining room, three bedrooms and bathroom. Outside the bungalow offers a good sized established rear garden which back through to and enjoy a pleasant outlook over adjoining woodland at the rear, off road parking and an detached single garage.

The bungalow offers opportunity to enhance by undertaking modernisation and improvement works, alternatively there may be scope to extend subject to the necessary consents being obtained. Offered to the market CHAIN FREE.

An internal inspection is highly recommended. For further information and to arrange a viewing please call our Tenterden office on 01580762927.

#### **Entrance Hallway**

With entrance door to the side elevation, fitted coat cupboard, access to loft space, radiator and doors to:

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

23'10 max x 14'10 (7.26m max x 4.52m)

Being double aspect with windows to the front and side elevations, attractive feature fireplace and two radiators.

#### **Kitchen**

12'1 max x 9'10 (3.68m max x 3.00m)

Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted

cupboards, complementing work surface with inset 1.5 bowl sink/drainage unit and tiled splash-back, space and point for electric oven, space and plumbing for washing machine, space and point for free standing level fridge/freezer, cupboard housing wall mounted gas fired boiler, radiator, window to the side elevation and obscured glazed door allowing access to the garden.

#### **Bathroom**

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, panelled bath with mixer tap and shower above, part tiled walls, radiator and obscured glazed window to the side elevation.

#### **Bedroom 3**

10'5 x 7'8 (3.18m x 2.34m)

With window to the side elevation and radiator.

#### **Bedroom 2**

11'1 x 9'2 (3.38m x 2.79m)

Being double aspect with window to the side and box bay window to the rear elevation overlooking the garden, radiator.

#### **Bedroom 1**

12'2 x 10'11 (3.71m x 3.33m)

Being double aspect with window to the side and box bay window to the rear elevation overlooking the garden, range of fitted wardrobes and radiator.

#### **Outside**

##### **Gardens**

To the front a driveway provides off road parking for a number of cars and access down one side to the detached single garage, there is a area of level lawn boarded with well stocked beds planted with a mixture of shrubs an seasonal flowers. Gated access leads

to:

The good sized rear garden backs through to and enjoying pleasant views over adjoining woodland at the rear, abutting the rear of the bungalow is a paved patio offering a private space for outside dining and entertaining, steps descend to a large area of lawn being bordered with a range of beds planted with a mixture of mature shrubs and seasonal flowers, a pathway leads past two timber garden stores to the end of the garden where there is a greenhouse.

#### **Detached Garage**

16'10 x 8'4 (5.13m x 2.54m)

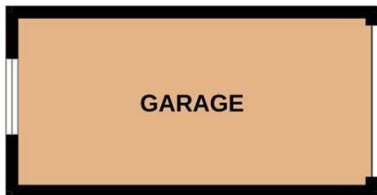
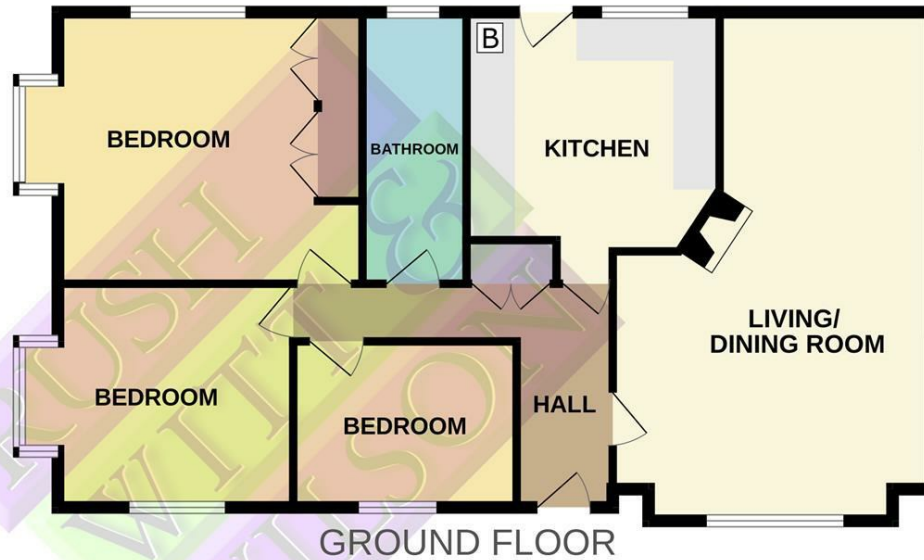
With electric up and over door to the front elevation, window to the rear light and power connected.

#### **Agent Note**

Council Tax Band: E

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 <sub>2</sub> ) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	
(81-91) B			
(69-80) C			
(55-68) D	66		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



