

**RUSH
WITT &
WILSON**



**21 Golden Square, Tenterden, Kent TN30 6RN
Guide Price £430,000**

Rush Witt & Wilson are pleased to offer this most attractive end of terrace Victorian character home occupying a highly sought after location within easy walking distance of the picturesque tree lined High Street of Tenterden.

The well-proportioned accommodation is arranged over three floors and comprises a living room with feature fireplace, dining room, kitchen/breakfast room, utility room and shower room on the ground floor. On the first floor is the family bathroom and master bedroom with an en-suite shower room and a further two bedrooms on the second floor. Outside the property offers enclosed gardens to the front and rear and off road parking for one car. Further benefits include gas fired central heating and double glazed windows through-out.

Offered to the market CHAIN FREE. The vendor's sole agents would advise early inspection to fully appreciate the merits of this delightful home. For further information and to arrange a viewing please call our Tenterden office today.

Living Room

14'5 max x 14'12 (4.39m max x 4.27m)

With entrance door and bay window to the front elevation, attractive feature fireplace, exposed floorboards, large fitted under stairs storage cupboard, radiator and part glazed double doors opening through to:

Dining Room

11'3 x 11'0 max (3.43m x 3.35m max)

With stairs rising to the first floor, exposed floorboards, feature fireplace, space for table and chairs, radiator and part glazed double doors opening to:

Kitchen/Breakfast Room

14'1 x 8'2 max (4.29m x 2.49m max)

Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with tiled splash-back and inset ceramic steel sink/drain unit, inset five burner gas hob with integrated BOSCH double oven beneath and extractor canopy above, integrated dishwasher, tiled flooring, window to the side elevation, and connecting door to:

Utility Room

8'10 max x 7'3 max (2.69m max x 2.21m max)

With door to the rear elevation allowing access to the off road parking space and rear garden, quarry tiled flooring, space and point for free standing fridge/freezer, space and plumbing for washing machine, radiator and door to:

Shower Room

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, corner shower cubicle, quarry tiled flooring, stainless steel heated towel rail and part tiled walls.

First Floor

Landing

With stairs rising from the dining room, large walk-in airing cupboard housing wall mounted gas fired boiler and insulated hot water tank, stairs rising to the second floor, radiator and connecting doors to:

Master Bedroom

14'11 x 9'11 max (4.55m x 3.02m max)

With window to the front elevation, large fitted wardrobe, radiator and door to:

En-Suite Shower Room

Fitted with a white suite comprising low level W.C (Saniflo), vanity unit with inset wash-hand basin and fitted cupboard beneath, corner shower cubicle with sliding doors, radiator with heated towel rail fitment and fully tiled walls.

Bathroom

Fitted with white suite comprising low level W.C, pedestal wash-hand basin, panelled bath, radiator, heated towel rail and two windows to the rear elevation.

Second Floor

Landing

With stairs rising from the first floor landing, window to the side elevation enjoying a pleasant 'roof top' view towards St Mildred's church and doors to:

Bedroom 2

14'3 x 11'5 max (4.34m x 3.48m max)

With window to the front elevation, fitted wardrobe, range of fitted eaves storage cupboards and radiator.

Bedroom 3

12'4 x 8'12 max (3.76m x 2.44m max)

With a large Velux style window to the rear elevation, range of fitted storage cupboards and radiator.

Outside

Garden/Off Road Parking Space

To the front a part walled garden offers a gated brick pathway which proceeds to the front door being bordered on both sides with well stocked beds planted with a mixture of shrubs/seasonal flowers.

Abutting the rear of the property is a small driveway providing off road parking for one car with a gate leading through to the rear garden which is predominantly laid to lawn with a small patio area and timber garden store.

Agent Note

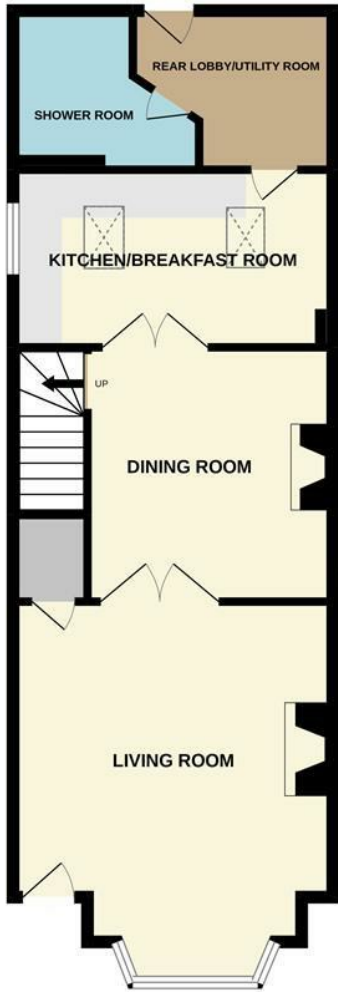
Please note there is a pedestrian right of way across the rear of the property for the neighbouring cottages.

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.

GROUND FLOOR



1ST FLOOR



2ND 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 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 plus) A	84
(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 plus) A	84
(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	

