

**RUSH  
WITT &  
WILSON**



**30 Tilden Close, High Halden, Kent TN26 3LR  
Offers In The Region Of £375,000**

**Rush Witt & Wilson are pleased to offer this extended family home enjoying stunning rural views to the rear located at the end of a popular cul-de-sac location in the heart of High Halden.**

**The well-proportioned accommodation is arranged over two floors and comprises of a living room, shower/utility room and stunning kitchen/dining room with adjoining family room on the ground floor. On the first floor there are three bedrooms and family bathroom.**

**Outside the property offers off road parking for two cars and front and rear gardens, the latter befitting from a southerly aspect backing through to and enjoying views over adjoining farmland. Offered to the market CHAIN FREE.**

**An internal inspection of this impressive home is highly recommended, please call our Tenterden Branch on 01580 762927 for further information.**



### **Living Room**

16'7 max x 11'6 (5.05m max x 3.51m)

Part glazed entrance door and window with fitted plantation shutters to the front elevation, stair rising to the first floor with recessed storage area beneath, wall mounted vertical radiator and double doors opening through to:

### **Kitchen/Dining Room**

16'6 x 10'10 (5.03m x 3.30m)

Fitted with a range of modern style 'high gloss' cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with inset 1.5 bowl stainless steel sink unit, inset four burner gas hob, integrated low level oven, space and point for free standing fridge/freezer, space for table and chairs, recessed ceiling spot lights, radiator, window to the rear elevation and glazed patio door allowing access through to the garden. Open plan to:

### **Family Room**

16'10 x 10'3 (5.13m x 3.12m)

With window to the side elevation, large glazed patio doors to the rear allowing access to the garden, log burning stove and door to:

### **Shower/Utility Room**

Fitted with a modern suite comprising low level W.C, wall mounted vanity unit with inset wash-hand basin and fitted storage beneath, large walk-in shower with fitted glass screen, stainless steel heated towel rail, recessed ceiling spotlights, obscured glazed windows to the front and side elevations, tiled flooring, wall mounted gas fired boiler, space and plumbing for washing machine, space and point for tumble dryer.

### **First Floor**

#### **Landing**

With stairs rising from the living room, window to the side elevation and doors to:

#### **Bedroom 1**

10'10 x 9'8 (3.30m x 2.95m)

Window to the rear elevation with fitted planation shutters

enjoying an impressive outlook over the rear garden and adjoining farmland beyond, range of fitted wardrobes and radiator.

#### **Bedroom 2**

11'11 x 6'6 (3.63m x 1.98m)

Window to the front elevation with fitted planation shutters and radiator.

#### **Bedroom 3**

8'11 x 8'6 (2.72m x 2.59m )

Window to the front elevation with fitted planation shutters, small fitted wardrobe and radiator.

#### **Family Bathroom**

Fitted with a white suite comprising low level W.C, vanity unit with inset wash-hand basin and fitted cupboard beneath, panelled bath, radiator, part tiled walls and obscured glazed window to the rear elevation.

#### **Outside**

#### **Garden**

To the front is an area of lawned garden with a paved pathway proceeding the to front door and gated side access to the rear garden. There is a central shared driveway which proceeds to the rear of the terrace which provides turning space and off road parking for two cars.

The rear garden benefits from a southerly aspect and is predominantly laid to lawn being boarded with a selection of beds planted with a mixture of established shrubs and seasonal flowers, a paved patio area abuts to the rear of the house offering the perfect space for outside dining and entertaining. There is also a useful timber garden store and log store.

#### **Agent Note**

Council Tax Band: C

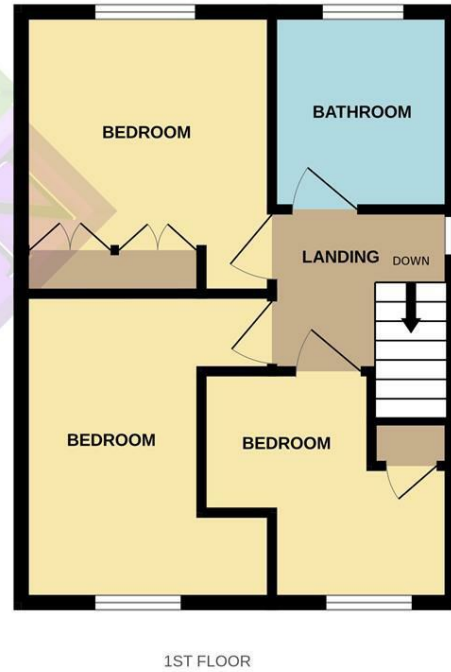
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that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested.

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.

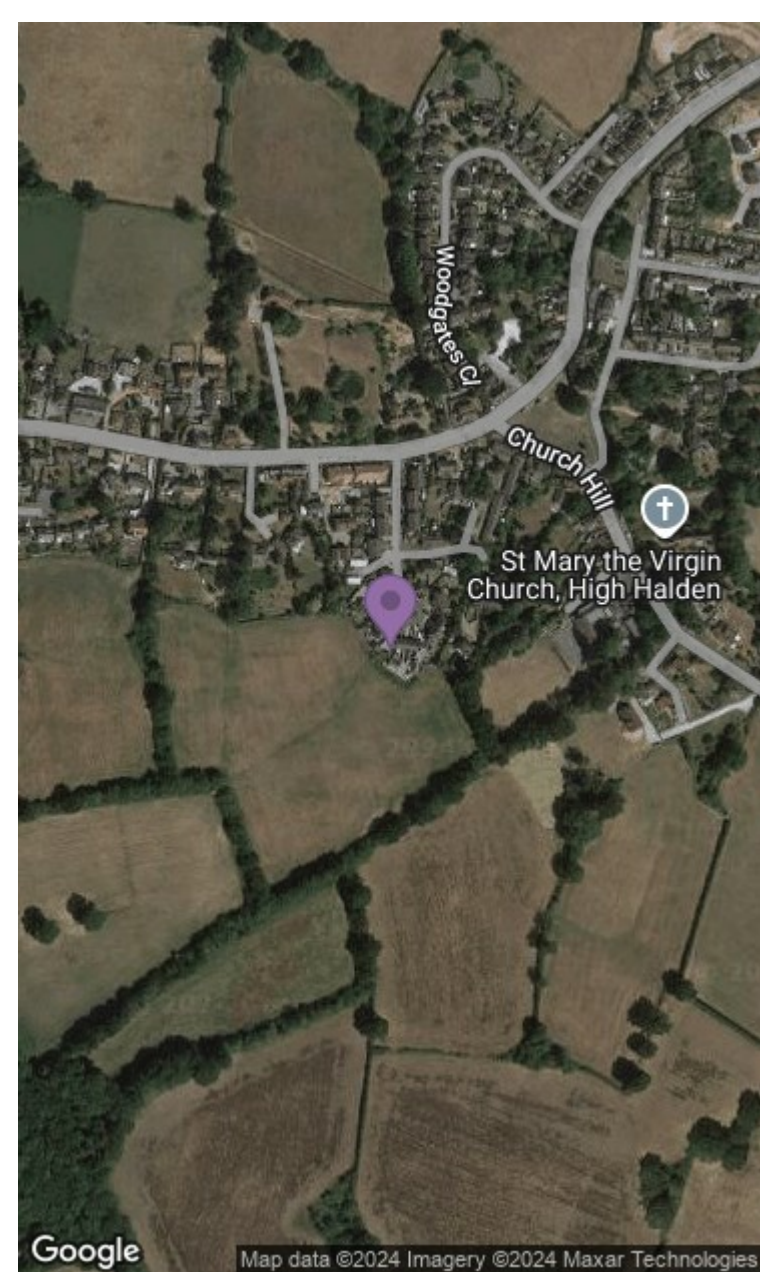


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		
Band	Current	Potential
Very energy efficient - lower running costs		
A (92-101)		84
B (81-91)		74
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
All energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
Band	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
A (81-91)		
B (69-80)		
C (55-68)		
D (39-54)		
E (21-38)		
F (1-20)		
All environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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