

**RUSH  
WITT &  
WILSON**



**54 Beacon Oak Road, Tenterden, Kent TN30 6RP  
Offers In Excess Of £415,000**



Rush Witt & Wilson are pleased to offer this attractive semi-detached character home located in a favoured road within easy reach of Tenterden High Street.

The well-presented accommodation is arranged over two floors comprising of an entrance hallway, cloakroom, living room with feature fireplace, kitchen and dining 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 a driveway to the front and rear garden benefiting from a westerly aspect. Offered to the market CHAIN FREE.

A viewing is highly recommended. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

#### **Entrance Hallway**

With part obscured glazed entrance door to the side elevation, stairs rising to the first floor with small fitted storage cupboard beneath, radiator, tile flooring, recessed ceiling spotlights and doorway through to:

#### **Living Room**

12'1 max x 11'11 (3.68m max x 3.63m)

Attractive bay window to the front elevation with fitted plantation shutters and window seat, exposed brick feature fireplace with fitted low level cupboards to both sides, fitted shelving and radiator.

#### **Kitchen**

12'1 x 10'0 (3.68m x 3.05m)

Fitted with a range of white gloss style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with inset composite sink/drainage unit and tiled splash-back, inset four ring electric hob with glass back plate and

extractor canopy above, upright unit housing integrated double oven, space and point for dishwasher, space and point for free-standing fridge/freezer, cupboard housing wall mounted gas boiler, tiled flooring, radiator, window to side elevation and doorway through to:

#### **Dining Room**

12'1 x 11'0 max (3.68m x 3.35m max )

Being double aspect with windows to the side and rear elevations, glazed double doors allowing access through to the garden, radiator with decorative wooden cover, grey wood effect laminate flooring, fitted cupboard with space and plumbing for washing machine and door to:

#### **Cloakroom**

Fitted with a white suite comprising low level W.C and pedestal wash-hand basin, obscured glazed window to the side elevation, fully tiled walls and flooring.

#### **First Floor**

#### **Landing**

With stairs rising from the entrance hallway, access to loft space, radiator and doors to:

#### **Bedroom 1**

12'1 max x 11'11 (3.68m max x 3.63m)

Window to the front elevation with fitted plantation shutters and wall mounted vertical radiator.

#### **Bedroom 2**

12'1 max 11'1 (3.68m max 3.38m)

Being double aspect with windows to the side and rear elevations, fitted wardrobe, wood effect laminate flooring and radiator.

#### **Bedroom 3**

9'3 x 8'10 max (2.82m x 2.69m max )

With window to the side elevation and radiator.

#### **Bathroom**

Fitted with a white suite comprising low level W.C, vanity unit with inset wash-hand basin and fitted cupboard beneath, panelled bath with mixer tap and shower above, heated towel rail, fully tiled walls and obscured glazed window to the side elevation.

#### **Outside**

#### **Garden**

To the front is a driveway providing off road parking with an area of garden to one side planted with a selection of shrubs. Gated side access leads to:

The rear garden benefits from a westerly aspect and offers a paved patio abutting the rear of the property leading to a small area of lawn and a delightful raised decked terrace with pergola offering a perfect and private space and outside dining/entertaining.

#### **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.

TOTAL FLOOR AREA: 970sq.ft. (90.1 sq.m.) approx.

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
102 kWh/m <sup>2</sup> A	Very energy efficient - lower running costs		
81-101 B			
61-80 C			
41-60 D			
21-40 E			
1-20 F			
1-20 G	Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
102 g/m <sup>2</sup> A	Very environmentally friendly - lower CO <sub>2</sub> emissions		
81-101 B			
61-80 C			
41-60 D			
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