

**RUSH  
WITT &  
WILSON**



**37 Rogersmead, Tenterden, Kent TN30 6LF  
Guide Price £440,000**

Rush Witt & Wilson are pleased to offer this extremely well presented end of terrace home occupying a highly sought after and quiet location tucked off Tenterden High Street.

Having been beautifully renovated and improved over recent years by the current owners the accommodation is arranged over two floors comprising of an entrance hallway, cloakroom, kitchen and living/dining room on the ground floor. On the first floor are three bedrooms and the family bathroom. Outside the property benefits from a single garage en-bloc with further parking space to the side and gardens to the front and rear, the latter being part walled with a generous patio area.

An internal inspection of this delightful home is highly recommended to fully appreciate its desirable and convenient position. For further information and to arrange a viewing please call our Tenterden office.

#### **Entrance Hallway**

With entrance door to the front elevation, stairs rising to the first floor with generous fitted storage cupboard beneath, radiator with decorative wooden cover, part glazed door through to the dining area and further door to:

#### **Cloakroom**

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

#### **Dining Room**

9'1 x 8'1 (2.77m x 2.46m)

With window to the rear elevation, radiator, fitted cupboard with matching wall mounted cupboard above, archway through living room and further archway through to:

#### **Kitchen**

9'0 x 8'7 (2.74m x 2.62m)

Fitted with a range of shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing granite effect work surface with inset 1.5 bowl sink/drain unit, inset 4 burner gas hob with stainless steel extractor canopy above and integrated double oven beneath, intergraded washing machine, integrated slim dishwasher, space and point for free standing fridge/freezer, cupboard housing wall mounted gas fired boiler, radiator, window to the rear elevation and part glazed door allowing access through to the garden.

#### **Living Room**

15'10 x 9'9 (4.83m x 2.97m)

Being double aspect with window to the front and glazed double doors to the rear elevation allowing access through to the garden, two radiators.

#### **First Floor**

##### **Landing**

With stairs rising from the entrance hallway, window to the front elevation, fitted cupboard, access to loft space and doors to:

##### **Bedroom 1**

12'6 x 9'1 (3.81m x 2.77m)

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

##### **Bedroom 2**

9'3 x 9'2 (2.82m x 2.79m)

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

##### **Bedroom 3**

10'0 x 6'7 (3.05m x 2.01m)

With window to the front elevation and radiator.

##### **Family Bathroom**

Fitted with a modern white suite comprising low level

W.C, 'white gloss' vanity unit with inset wash-hand basin and fitted storage beneath, panelled bath with mixer tap, shower above and fitted screen, radiator, obscured glazed window to the side elevation and part tiled walls.

#### **Outside**

##### **Garden**

To the front is an area of lawn being bordered with a range of beds planted with a mixture of mature shrubs and pathway proceeding to the front door.

The part walled rear garden offers a generous paved patio area running the width of the property offering a private area for outside dining/entertaining, this leads to a gravelled area bordered with a selection of beds planted with a range of shrubs and seasonal flowers, a small area of artificial lawn and pathway leading to a further brick paved seating area

##### **Attached Single Garage**

18'1 x 8'1 (5.51m x 2.46m)

With up and over door to the front elevation.

##### **Agent Note**

Council Tax Band: D

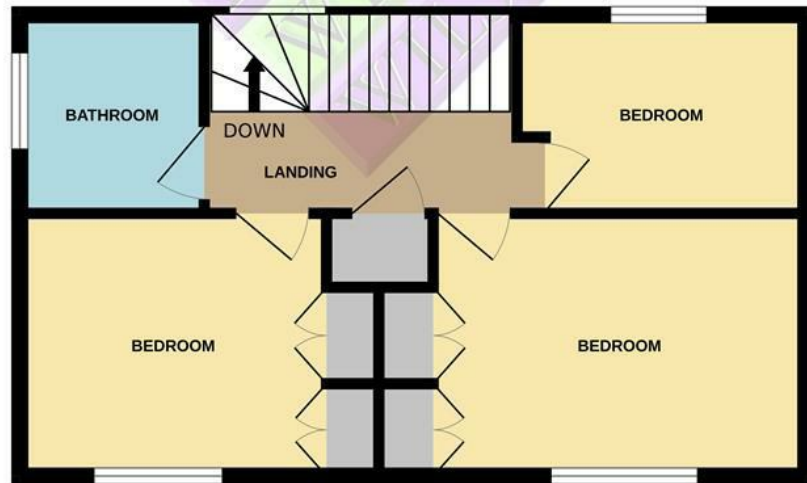
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Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.

## GROUND FLOOR



## 1ST FLOOR



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	Potential	Current	Potential
87	64	A	A
<p>Very energy efficient - lower running costs</p> <p>100-100 A</p> <p>93-100 B</p> <p>81-92 C</p> <p>69-80 D</p> <p>55-68 E</p> <p>39-54 F</p> <p>13-50 G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>100-100 A</p> <p>93-100 B</p> <p>81-92 C</p> <p>69-80 D</p> <p>55-68 E</p> <p>39-54 F</p> <p>13-50 G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

