



**35 William Judge Close, Tenterden, Kent TN30 7DS
Offers In The Region Of £539,950**

Rush Witt & Wilson are pleased to this well presented detached bungalow occupying a tucked away location on a private road within level walking distance of Tenterden High Street.

The accommodation comprises a generous entrance hallway, kitchen/dining room with bi-fold doors through to a conservatory/sun room, living room with feature fireplace, utility room, 3 bedrooms, the main with an en-suite shower room and wet room.

Outside the property offers established landscaped gardens to the front and rear, the latter being of a good size and incorporating a large paved patio. To the front/side is off road parking for a number of cars and an attached single garage. An internal inspection of this delightful bungalow is highly recommended, for further information and to arrange your viewing please call our Tenterden office on 01580 762927.

Entrance Hallway

With obscured glazed entrance door the front elevation, access to loft space, fitted airing cupboard housing insulated hot water tank and doors to:

Utility Room

Fitted with cupboard and base units with complementing work surface with inset stainless-steel sink/drainage unit, space and plumbing for washing machine, space and point for tumble dryer, wall mounted gas-fired boiler and glazed door to the rear elevation giving access to the garden.

Kitchen/Dining Room

16'1 x 11'3 (4.90m x 3.43m)

Fitted with a traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with stainless steel sink/drainage unit, inset four ring gas hob, upright unit housing integrated oven, space and point for

dishwasher, space and point for low level fridge and freezer, fitted table, window to the side elevation, radiator, door to living room and bi-fold doors leading though to:

Sun Room

12'5 x 12'1 (3.78m x 3.68m)

With a range of windows overlooking the garden, glazed double doors and radiator.

Living Room

16'1 x 10'0 (4.90m x 3.05m)

With window to the side elevation, feature fireplace with inset gas fire and radiator.

Bedroom 1

10'6 x 8'10 (3.20m x 2.69m)

With window to the side elevation, range of fitted wardrobes, radiator and door to:

En-Suite Shower Room

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin and corner shower cubicle, fully tiled walls, stainless steel heated towel rail and obscured glazed window to the rear elevation.

Bedroom 2

11'7 x 8'4 (3.53m x 2.54m)

With window to the side elevation and radiator.

Wet Room

Fitted with a modern white suite comprising low level W.C, wash-hand basin and wall mounted shower, fully tiled walls, stainless steel heated towel rail and obscured glazed window to the side elevation.

Bedroom 3/Study

9'7 x 6'3 (2.92m x 1.91m)

With window to the front elevation, fitted wardrobe and radiator.

Outside

Gardens

Approached via a private driveway off William Judge Close with No. 35 being one of three bungalows occupying this tucked away setting. A driveway provides off road parking for a number of and access to the single garage. A paved area of garden extends to the front being interspersed with a range of mature shrubs and trees. Gated side access leads to:

The good sized and established rear garden offers a range of patio/seating areas offering a perfect space for outside dining and entertaining. These lead to a level area of lawn bordered with established beds planted with a selection of mature shrubs, trees and seasonal flowers. There is also a large timber garden store.

Attached Single Garage

16'11 x 8'6 (5.16m x 2.59m)

With electric up and over door to the front and personal door to the side allowing access through to the garden.

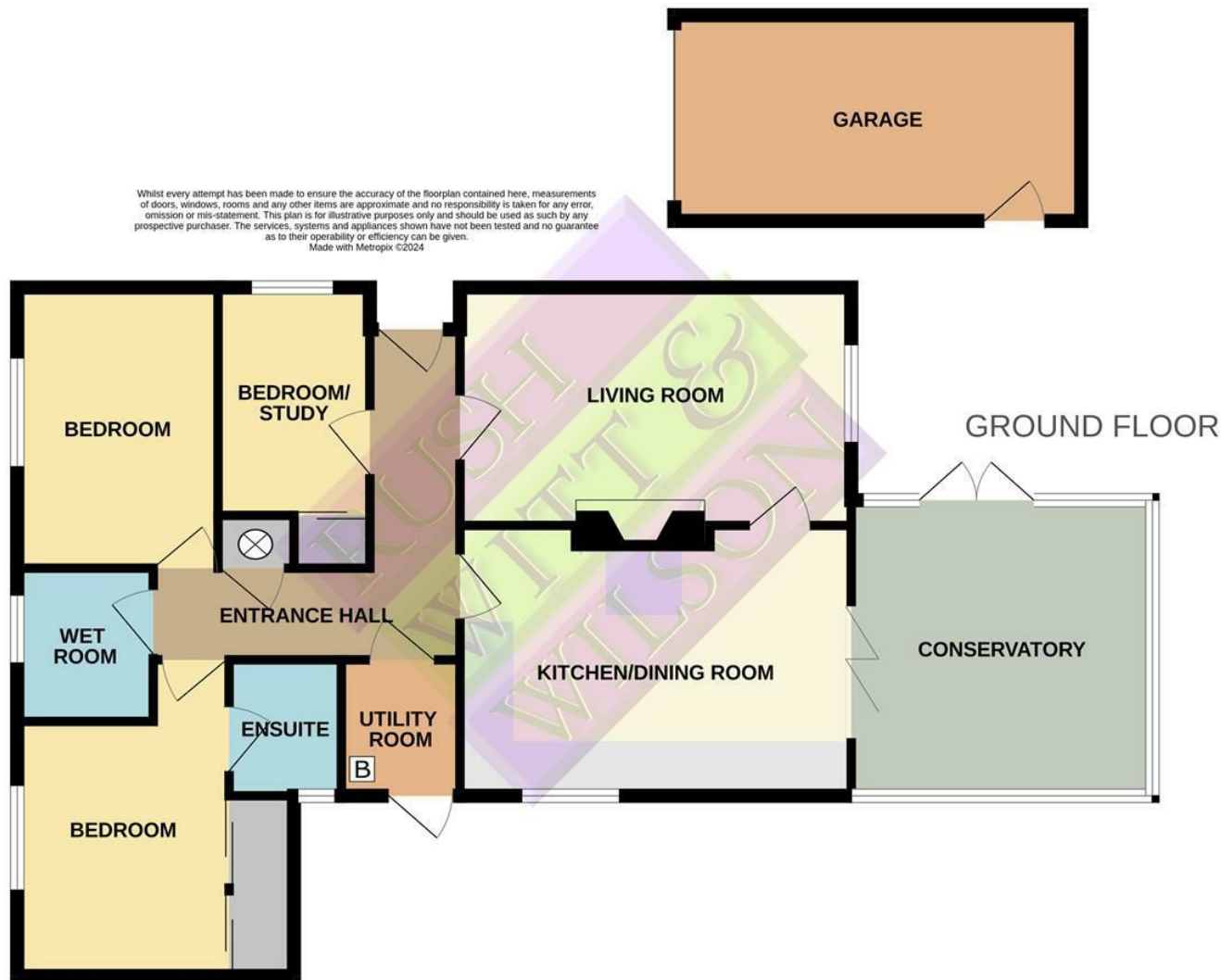
Agent Note

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.
Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(02-plus) A		85
(11-15) B		
(16-20) C		
(21-25) D	68	
(26-30) E		
(31-35) F		
(36-40) 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		
(02-plus) A		
(11-15) B		
(16-20) C		
(21-25) D		
(26-30) E		
(31-35) F		
(36-40) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

