

**RUSH
WITT &
WILSON**



22 Wealden Avenue, Tenterden, Kent TN30 6NN
Offers In The Region Of £490,000

Rush Witt & Wilson are delighted to offer this attractive detached chalet style home occupying a quiet and highly sought cul-de-sac location within easy access of local amenities and the delightful market town of Tenterden.

Having been beautifully renovated by the current owners the well-presented accommodation is arranged over two floors comprising of an open plan entrance hallway, cloakroom/utility room, generous living room with log burning stove and stunning kitchen/dining room offering direct access to the garden on the ground floor. On the first floor and two bedrooms and the bathroom. Outside the property offers a driveway to the front, an attached single garage and well stocked and established gardens to the front, side and rear.

An internal inspection of this impressive home is highly recommended, for further information and to arrange a viewing please call our Tenterden office on 01580 762927.



Entrance Hallway

6'4 x 5'9 (1.93m x 1.75m)
Entrance door to front elevation with obscure glazed side panels, window to the side elevation, tile effect flooring, open plan through to the kitchen/dining room, oak sliding door leading into:

Cloakroom/Utility Room

5'11 x 4'0 (1.80m x 1.22m)
Obscure glazed window to the rear elevation, white modern suite with low level wc, floor standing white gloss vanity unit with inset wash hand basin and fitted cupboard beneath, space and plumbing for washing machine, tile effect flooring, radiator.

Kitchen/Dining Room

21'10 x 12'11 (6.65m x 3.94m)
This stunning open plan space is fitted with a range of black shaker style cupboard and drawer base units with matching wall mounted cupboards, complimenting work surface with matching splash back and inset one and a half bowl black composite sink drainer unit, space and point for range style cooker with extractor canopy above, integrated fridge/freezer, integrated dishwasher, central kitchen island with breakfast bar, range of fitted cupboard base units and integrated wine cooler, fitted pantry style cupboard, space for table and chairs, tile effect flooring, radiator, stairs rising to the first floor with fitted storage cupboard beneath, window to the rear elevation, bi-fold doors allowing access onto the rear garden, oak door through to the living room and part obscure glazed door leading into:

Side Porch

5'9 x 4'4 (1.75m x 1.32m)
Windows to the side elevation, glazed door providing access onto the garden.

Living Room

21'11 x 14'2 max (6.68m x 4.32m max)
Large picture window to the front elevation, attractive feature fireplace with inset log burning stove, two radiators, exposed floorboards.

First Floor

Landing

Access to loft space, fitted airing cupboard housing an insulated hot water tank, exposed floorboards, doors off to the following:

Bedroom One

14'2 max x 12'0 max (4.32m max x 3.66m max)
Large picture window to the front elevation, access to eaves storage, radiator.

Bedroom Two

12'1 x 6'11 (3.68m x 2.11m)
Window to the rear elevation, access to eaves storage, radiator.

Bathroom

Obscure glazed window to the rear elevation, the bathroom is fitted with a modern white suite comprising low level wc, pedestal wash hand basin, freestanding bath with stainless steel floor mounted tap and hand held shower attachment, half panelled walls, radiator, tile effect flooring, heated towel rail.

Outside

Front Garden

Driveway providing off road parking and access to the garage, to the side there is a generous area of lawned garden with central pathway leading to the front door, all being bordered with a range of well stocked beds planted with a mixture of shrubs and an array of seasonal flowers, gated side access leading to:

Rear/Side Garden

Abutting the rear of the property is a patio area with steps leading to a terraced area of garden with a further seating area offering a private space for outside dining and entertaining, all being bordered with a range of established hedging and shrubs, gated access leads through to a delightful area of secluded side garden which is predominantly laid to lawn being bordered with a range of trees, shrubs and beds planted with an array of seasonal flowers, there is a further patio area with central pond, timber garden store.

Attached Single Garage

16'1 x 8'3 (4.90m x 2.51m)
Electric up and over door, part obscure glazed door to the rear elevation, light and power connected.

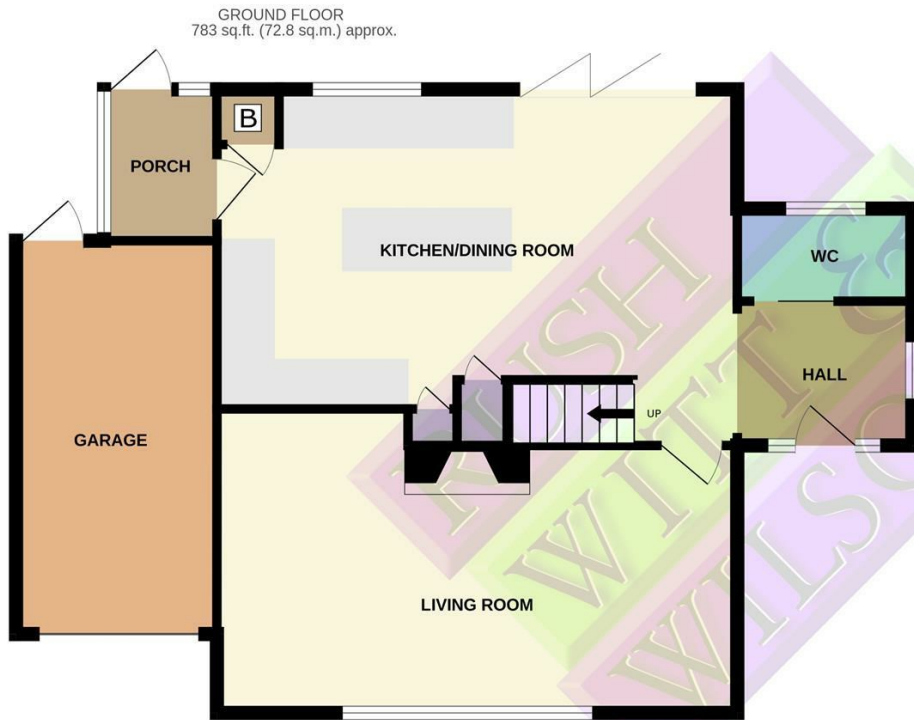
Agent Note

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.

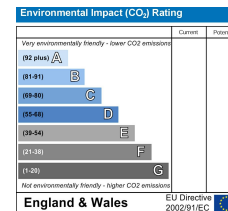
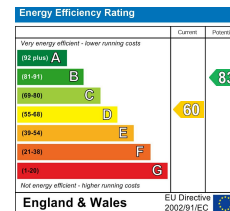
Council Tax Band: E

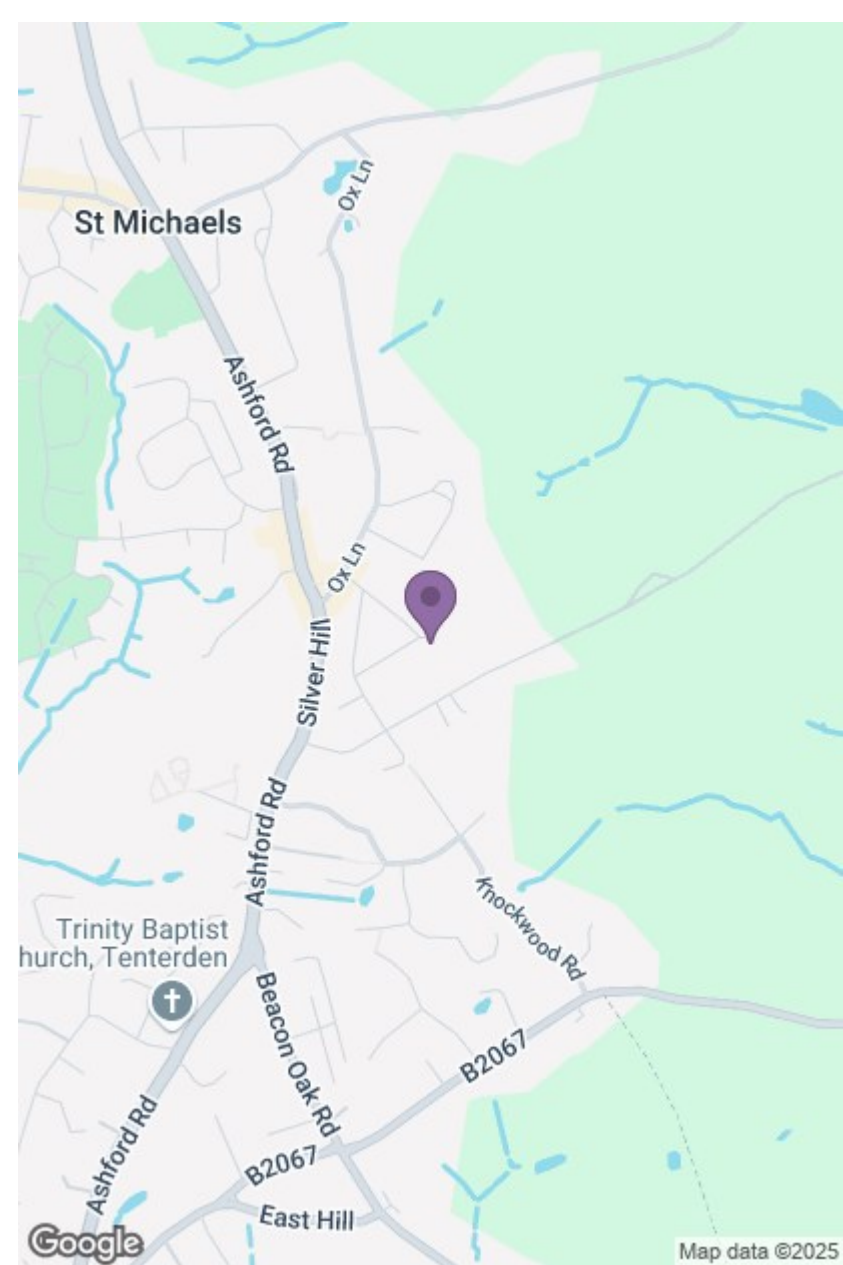




TOTAL FLOOR AREA : 1076sq.ft. (100.0 sq.m.) approx.

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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