

**RUSH  
WITT &  
WILSON**



**23 Chalk Avenue, St. Michaels, Tenterden, Kent TN30 6BU**  
**Offers In Excess Of £450,000**



**Rush Witt & Wilson are pleased to offer this extended well presented detached family home occupying a popular location in the heart of St. Michaels being within easy access of local amenities and Primary/Secondary schools.**

**The well proportioned accommodation is arranged over two floors and comprises of an entrance porch, living room, bedroom four/family room with an en-suite shower room and stunning 27'3 kitchen/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 generous driveway providing off road parking for a number of cars and a good sized rear garden with detached outbuilding enjoying a southerly aspect.**

**For further information and to arrange a viewing please call our Tenterden office on 01580762927**



**Entrance Porch**

5'10 x 3'7 (1.78m x 1.09m)

Part obscure glazed entrance door to the front elevation, obscure glazed windows to the side, wood effect flooring, fitted shelved storage, doors opening through to:

**Living Room**

13'1 max x 11'10 (3.99m max x 3.61m )

Large window to the front elevation, stairs rising to the first floor, wall mounted vertical grey radiator, wood effect flooring, part glazed door to the kitchen/dining room, further door through to:

**Bedroom Four/Family Room**

16'3 max x 14'11 max (4.95m max x 4.55m max )

Two windows to the front elevation, wood effect flooring, two radiators, door leading through to:

**Shower Room**

Fitted with a modern white suite comprising low level wc, white gloss vanity unit with wash hand basin and fitted storage beneath, corner shower cubicle with double sliding doors, stainless steel heated towel rail, tiled floor, tiled walls.

**Kitchen/Dining Room**

27'3 x 8'9 (8.31m x 2.67m )

With window and part glazed door to the rear elevation and glazed patio doors providing access to the garden. The kitchen is fitted with a range of cream shaker style cupboard and drawer base units with matching wall mounted cupboards with complimenting wood block worksurface, inset one and a half bowl stainless steel sink unit with side drainer, space for range style cooker with tiled splash back and extractor canopy above, integral dishwasher, space and plumbing for washing machine, space for tumble dryer, space for freestanding American style fridge/freezer, space for family dining table and chairs,

wood effect flooring, understairs storage cupboard, wall mounted white vertical radiator.

**First Floor**

**Landing**

Window to the side elevation, access to loft space, white wood effect flooring, doors off to the following:

**Bedroom One**

12'1 x 10'8 (3.68m x 3.25m)

Window to the front elevation, radiator, white wood effect flooring.

**Bedroom Two**

10'9 x 10'3 (3.28m x 3.12m)

Window to the rear elevation, radiator, fitted shelved storage cupboard, white wood effect flooring.

**Bedroom Three**

9'6 x 8'11 (2.90m x 2.72m )

Window to the front elevation, radiator, fitted wardrobes, white wood effect flooring.

**Family Bathroom**

Double aspect with obscure glazed windows to the side and rear elevations, a modern white suite comprising low level wc, freestanding white gloss vanity unit with wooden countertop, inset wash hand basin with fitted drawer storage beneath, panel enclosed bath with mixer tap and hand held shower attachment, stainless steel heated towel rail, large walk in shower with fitted glass door, wood effect flooring, part tiled walls.

**Outside**

**Front Garden**

Generous driveway providing off road parking for a number of vehicles with an area of level lawn to one side, gated side access leading to:

**Rear Garden**

Enjoying a southerly aspect with a generous pergola covered paved patio area offering space for outside dining and entertaining, a range of fitted garden timber stores, area of level lawn bordered on one side with raised planters planted with a mixture of shrubs and seasonal flowers, a gravelled pathway giving access to:

**Detached Outbuilding**

10'4 x 9'8 (3.15m x 2.95m )

Glazed double doors and window to the side elevation, being fully insulated with 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.

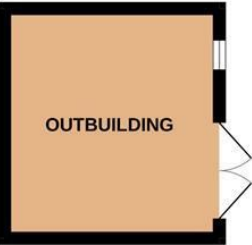
Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and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

Council Tax Band: E









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
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(49-60) <b>C</b>		
(55-68) <b>D</b>			(35-48) <b>D</b>		
(39-54) <b>E</b>			(29-34) <b>E</b>		
(21-38) <b>F</b>			(17-28) <b>F</b>		
(1-20) <b>G</b>			(1-16) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		







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