

**RUSH  
WITT &  
WILSON**



**17 Halden Field, Rolvenden, Kent TN17 4BX  
Offers In The Region Of £435,000**



Rush Witt & Wilson are pleased to offer this modern detached family home located in the sought after village of Rolvenden.

The well presented accommodation is arranged over two floors comprising of a entrance hallway, cloakroom, living room and kitchen/dining room on the ground floor. To the first floor there are three bedrooms, the main with en-suite shower room and the family bathroom. Outside the property offers a generous driveway, a detached single garage and good sized rear garden enjoying a westerly aspect. Further benefits include the remainder of a 10 year NHBC building warranty and gas fired central heating.

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

#### **Entrance Hallway**

Part obscure glazed entrance door to the front, small fitted coat cupboard, stairs rising to the first floor, radiator, wood effect flooring, doors off to the following:

#### **Cloakroom/WC**

Fitted with a white suite comprising low level wc, floor standing white gloss vanity unit with inset wash hand basin and fitted cupboard beneath, radiator, wood effect flooring.

#### **Kitchen/Dining Room**

17'9 x 9'11 (5.41m x 3.02m)

Double aspect with windows to the front and rear, the kitchen is fitted with a range of modern style cupboard and drawer base units with wall mounted cupboards, inset one and a half bowl sink with side drainer, inset four burner gas hob with stainless steel backplate and extractor canopy above, upright unit housing integrated double oven, integrated dishwasher, integrated washer/dryer, integrated fridge/freezer, cupboard housing wall mounted gas fired boiler, two radiators, space for table and chairs.

#### **Living Room**

17'9 x 9'11 (5.41m x 3.02m)

Triple aspect with windows to the front and side, glazed double doors to the rear allowing aspect and access onto the rear garden, two fitted radiators.

#### **First Floor**

##### **Landing**

Access to loft space, fitted storage cupboard, doors off to the following:

##### **Bedroom One**

13'3 max x 10'0 (4.04m max x 3.05m)

Double aspect with windows to the front and side elevations, radiator, fitted wardrobe with mirrored sliding doors and door leading into:

##### **En-Suite Shower Room**

Obscure glazed window to the rear, a modern suite comprising low level wc, wall mounted wash hand basin, large shower cubicle with sliding door, part tiled walls, stainless steel heated towel rail.

##### **Bedroom Two**

9'9 x 9'4 max (2.97m x 2.84m max)

Window to the front, radiator.

##### **Bedroom Three**

9'9 x 9'1 max (2.97m x 2.77m max )

Window to rear, radiator.

##### **Family Bathroom**

Obscure glazed window to the front, fitted with a modern white suite comprising low level wc, wall mounted wash hand basin, panel enclosed bath with shower above and fitted screen, stainless steel heated towel rail, part tiled walls, tiled floor.

#### **Outside**

##### **Front Garden**

Small area of lawn bordered with a selection of beds planted with a mixture of shrubs, to one side there is a

generous driveway providing off road parking for up to four vehicles, gated side access leading to:

##### **Rear Garden**

The rear garden is of a good size and enjoys a Westerly aspect, being predominantly laid to lawn with a paved patio area abutting the rear of the property offering space for outside dining and entertaining, paved pathway leading to the end of the garden where there is a further seating area.

##### **Detached Single Garage**

Currently sub-divided with and up and over door to the front elevation opening to a small storage space, the rest of the garage is accessed independently via a part glazed door to the side elevation with light and power connected.

##### **Agents Note**

Please note there is annual maintenance charge of circa £623.00 (tbv) which covers the upkeep of all the communal areas.

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.

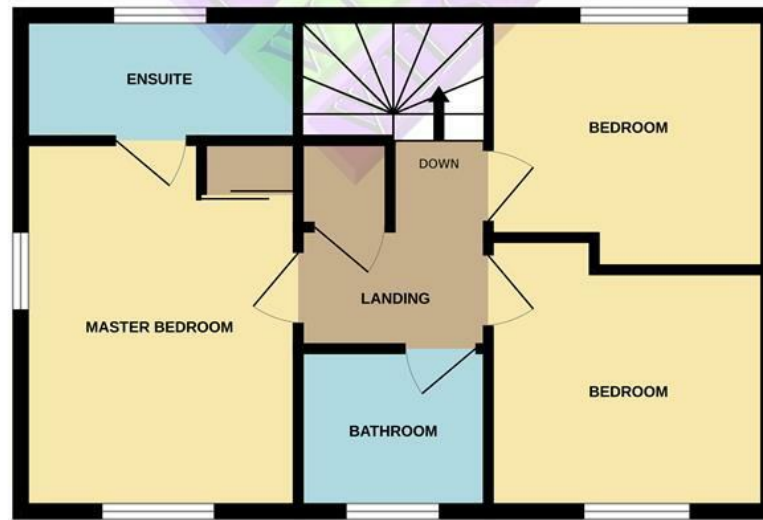
Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and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

Council Tax Band: F

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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