

**RUSH
WITT &
WILSON**



15 Henley Fields, St. Michaels, Tenterden, Kent TN30 6EL
Offers In Excess Of £275,000

Rush Witt & Wilson are pleased to offer this well proportioned mid-terrace home situated in a popular residential area of St Michaels, being with-in easy access of local amenities.

The accommodation is arranged over two floors and comprises of an entrance porch, kitchen/dining room and living room which has been sub-divided to create an extra reception room/bedroom 3 on the ground floor. On the first floor are two double bedrooms and the family bathroom. Outside the property offers gardens to the front/rear and a single garage en-bloc with parking space to the front.

Further benefits include approved planning permission for a single storey rear extension (Application No: PA/2024/2132). For further information and to arrange a viewing please call our Tenterden office on 01580762927.

Entrance Porch

With entrance door to the front elevation, wood effect flooring and part obscured glazed door opening through to:

Living Room

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

With stairs rising to the first floor, wood effect flooring, radiator, door to the kitchen/dining room and further door to:

Reception Room/ Bedroom 3

10'9 x 7'2 (3.28m x 2.18m)

With window to the front elevation, wood effect flooring and radiator. (Please note this room originally formed part of the living room and has been sub-divided by the current owner with stud wall)

Kitchen/Dining Room

14'7 x 6'7 (4.45m x 2.01m)

Fitted with a range of light blue cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with inset stainless steel sink/drainage unit and tiled splash-backs, space and point for electric oven, space and plumbing of washing machine, space and point for tumble dryer, upright cupboard housing wall mounted gas fired boiler, tiled flooring, radiator, space for table and chairs, under stairs storage cupboard with space and point for free standing fridge/freezer, window to the rear elevations and part glazed door allowing access through to the garden.

First Floor

Landing

With stairs rising from the living room, window to the rear elevation, access to loft space, fitted storage cupboard and doors to:

Bedroom 1

11'6 x 9'11 (3.51m x 3.02m)

With window to the front elevation and radiator.

Bedroom 2

11'6 x 7'7 (3.51m x 2.31m)

With window to the front elevation and radiator.

Bathroom

Fitted with a white suite comprising low level W.C, corner wash-hand basin, panelled bath, radiator and obscured glazed window to the rear elevation.

Outside

Garden

To the front is a area of lawn enclosed with pallet fencing with a paved pathway leading to the entrance

door.

The rear garden is predominantly laid to lawn with a paved patio area abutting the rear of the property offering a space for outside dining/entertaining. Gated access to the rear leads to the single garage en-bloc/off road parking space which accessed via a driveway to the rear of the property.

Single Garage (en-bloc)

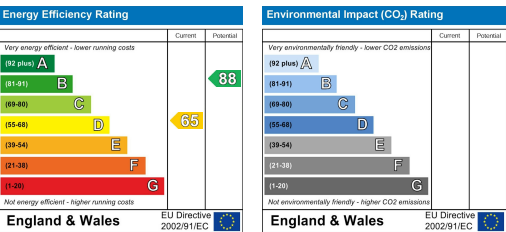
With up and over door to the front elevation. Being one of four garages in a block with an off road parking space to the front.

Agent Note

Council Tax Band: C

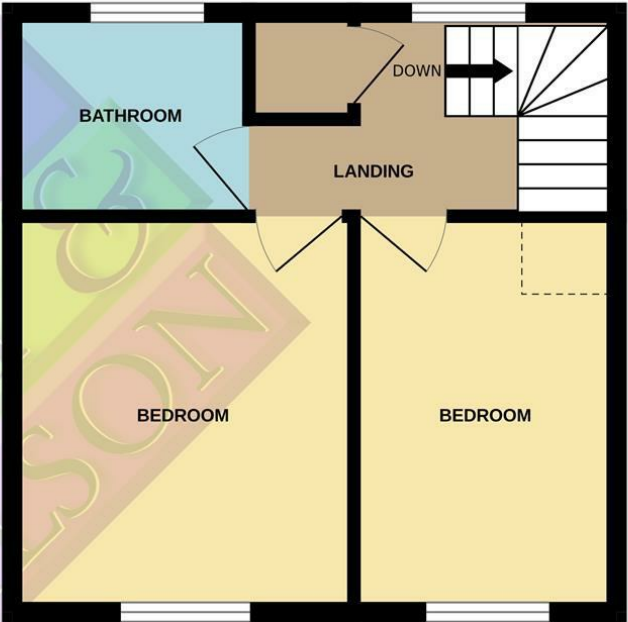
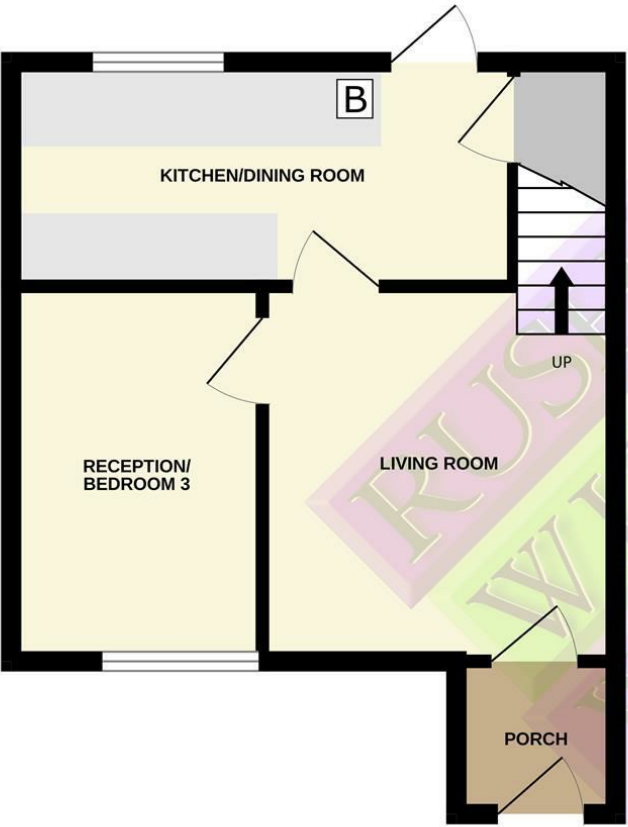
These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned 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.



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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