

**RUSH  
WITT &  
WILSON**



**1 Woodbury Gardens High Street, Tenterden, Kent TN30 6JS  
Offers In The Region Of £410,000**



Rush Witt & Wilson are pleased to offer this well presented end of terrace home occupying a highly sought after and quiet location tucked off the desirable tree-lined High Street of Tenterden.

The accommodation is arranged over two floors comprising of a generous entrance hallway, cloakroom/wc, kitchen and living/dining room with adjoining sun room on the ground floor. On the first floor are three bedrooms and a shower room. Outside the property benefits from a private rear courtyard benefiting from a southerly aspect, off road parking space and a garage en-bloc. Offered to the market CHAIN FREE.

An internal inspection of this delightful home is highly recommended to fully appreciate its desirable and convenient position. For further information and to arrange a viewing please call our Tenterden office.

#### **Entrance Hallway**

Part decorative glazed entrance door and window to the front elevation, stairs rising to the first floor with recessed storage space beneath, wall mounted electric heater, glazed double doors opening through to the living/dining room, further doors through to:

#### **Cloakroom/WC**

Obscure glazed window to the front elevation, fitted with a white suite comprising low level wc, wall mounted wash hand basin with tiled splashback, tiled flooring.

#### **Kitchen**

9'3 x 7'8 (2.82m x 2.34m)

Window to the front elevation, fitted with a range of white traditional style cupboard and drawer base units with matching wall mounted cupboards, complimenting granite effect worksurface with tiled splashback, one and a half bowl sink with side drainer, inset electric hob with extractor canopy above, upright unit housing

integrated oven, integrated fridge, integrated freezer, space and plumbing for washing machine, tiled flooring.

#### **Living/Dining Room**

18'7 x 9'6 (5.66m x 2.90m)

Window to the rear elevation, wall mounted electric heater, open plan to:

#### **Sun Room**

10'1 x 9'8 (3.07m x 2.95m)

With a range of windows to the side and rear elevations, glazed double doors allowing access onto the garden, wall mounted electric heater.

#### **First Floor**

##### **Landing**

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

##### **Bedroom One**

9'6 x 9'8 (2.90m x 2.95m)

Window to the rear elevation, fitted chest of drawers, wall mounted electric heater.

##### **Bedroom Two**

9'4 x 7'6 (2.84m x 2.29m)

Window to the front elevation, wall mounted electric heater.

##### **Bedroom Three**

8'1 x 5'11 (2.46m x 1.80m)

Currently utilised as a walk in wardrobe with a range of full height fitted wardrobes.

##### **Shower Room**

Obscure glazed window to the front elevation, fitted with a modern suite comprising white gloss vanity unit with low level wc, inset wash hand basin, fitted storage cupboard, large walk in shower cubicle with fitted screen, wall mounted electric fan heater.

#### **Outside**

##### **Front Garden**

Allocated parking space and gated side access leading to:

##### **Rear Garden**

Predominantly paved offering space for outside dining and entertaining bordered with a range of beds planted with an array of roses, shrubs and seasonal flowers, detached timber garden store with light and power, the whole benefitting from a southerly aspect to the rear.

##### **Garage En-Bloc**

18'3 x 8'1 (5.56m x 2.46m )

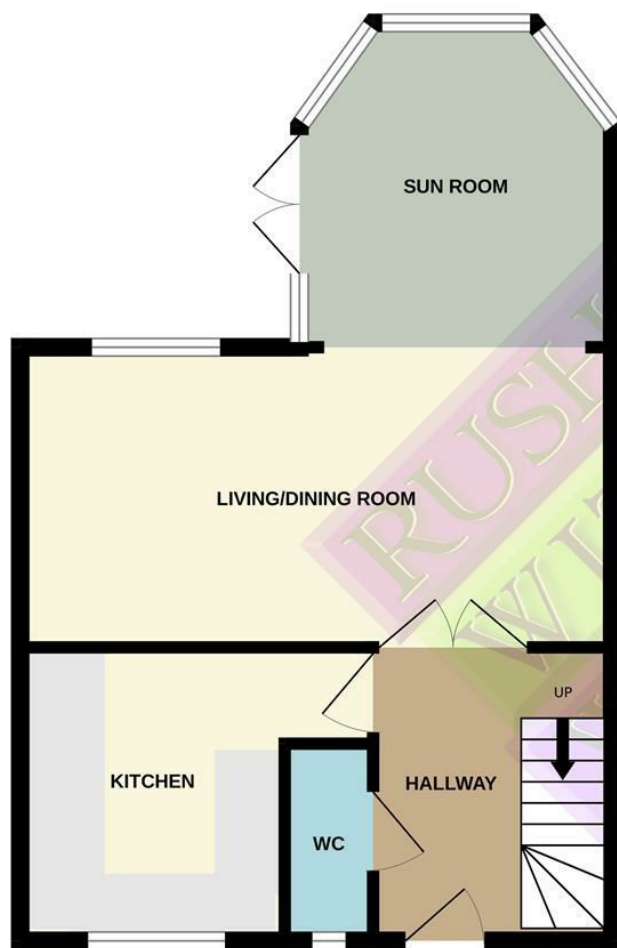
Up and over door to the front elevation.

##### **Agents 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.



GROUND FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.

TOTAL FLOOR AREA : 799 sq.ft. (74.2 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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Energy Efficiency Rating	
Current	Potential
 Very energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	 <b>89</b> <b>62</b>
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
 Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
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