

**RUSH  
WITT &  
WILSON**



**29 Three Fields Road, Tenterden, Kent TN30 7AQ**  
**Offers In Excess Of £600,000**



Rush Witt & Wilson are pleased to offer the opportunity to acquire this attractive detached family home occupying a highly desirable and convenient location, within easy walking distance of Tenterden High Street.

The well proportioned accommodation is arranged over two floors comprising of an entrance hallway, cloakroom, kitchen/dining room and living room with direct access to the garden on the ground floor. On the first floor are three bedrooms, the main with en-suite shower room and the family bathroom. Outside the property offers a brick paved driveway providing off road parking, a single car barn and a delightful landscaped rear garden benefitting from a westerly aspect.

Occupying a desirable position within this recently constructed development an internal inspection of this impressive home is highly recommended. For further information and to arrange a viewing please call our Tenterden office.

#### **Entrance Hallway**

Part glazed entrance door to the front elevation, stairs rising to the first floor with generous storage cupboard beneath, wood effect flooring, radiator, doors off to the following:

#### **Cloakroom/WC**

Obscure glazed window to the front elevation, fitted with a modern white suite comprising low level wc, pedestal wash hand basin with tiled splashback, radiator, wood effect flooring.

#### **Living Room**

19'2 x 11'7 (5.84m x 3.53m)

Double aspect with sash window to the front, glazed double doors allowing views and access onto the rear garden, radiator, wood effect flooring.

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

19'3 x 9'4 (5.87m x 2.84m)

Sash window to the front, further window to the rear

elevation, fitted with a range of grey gloss cupboard and drawer base units with matching wall mounted cupboards, complimenting work surface with matching splashback, stainless steel one and a half bowl sink with side drainer, inset four burner gas hob with stainless steel backplate, extractor canopy above and integral oven beneath, integrated dishwasher, integrated washing machine, space for freestanding fridge/freezer, cupboard housing wall mounted gas fired boiler, large fitted storage cupboard, radiator, wood effect flooring.

#### **First Floor**

##### **Landing**

Window to the rear, access to loft space, radiator, fitted storage cupboard, doors off to the following:

##### **Bedroom One**

14'5 x 9'6 max (4.39m x 2.90m max )

Sash window the front elevation, fitted wardrobe with mirrored sliding doors, door leading through to:

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

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

##### **Bedroom Two**

12'0 x 11'2 (3.66m x 3.40m)

Sash window to the front elevation, radiator.

##### **Bedroom Three**

12'0 x 7'7 (3.66m x 2.31m )

Window to the rear elevation, radiator.

##### **Family Bathroom**

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

#### **Outside**

##### **Front Garden**

Small area of garden planted with a selection of shrubs, roses and seasonal flowers, being enclosed by low level brick walling with railings, gated pathway leading to the front door. To one side is a brick paved driveway providing off road parking and allowing access to the single car barn, gated side access leading through to:

##### **Rear Garden**

Benefitting from a westerly aspect and offering a generous paved patio area running the width of the property offering space for outside dining and entertaining, this leads to a level area of lawn bordered with raised sleeper beds planted with a mixture of established shrubs.

##### **Agents Note**

Council Tax Band: F

Please note there is monthly maintenance charge of circa £31.95 (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.

GROUND FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.6 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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