

**RUSH  
WITT &  
WILSON**



**38 Heather Drive, St. Michaels, Tenterden, Kent TN30 6PL**  
**Offers In The Region Of £395,000**



**Rush Witt & Wilson are pleased to offer this semi-detached home with good sized rear garden backing through woodland occupying a popular location within the heart of St. Michaels, being just a short walk from local amenities.**

**The accommodation is arranged over two floors and comprises of an entrance hallway. kitchen and living/dining room on the ground floor. On the first are three bedrooms and the family bathroom. Outside the property offers a good sized established rear garden which back through to and enjoy a pleasant outlook over adjoining woodland at the rear, off road parking and an detached garage.**

**The property offers opportunity to enhance by undertaking modernisation and improvement works, alternatively there may be scope to extend subject to the necessary consents being obtained. Offered to the market CHAIN FREE.**

**An internal inspection is highly recommended. For further information and to arrange a viewing please call our Tenterden office on 01580762927.**





**Entrance Hallway**

Part obscured glazed entrance door to the front elevation, stairs rising to first floor with fitted storage cupboard beneath, window to the side elevation, parquet wooden flooring, radiator and doors leading to:

**Kitchen**

9'9 x 9'8 (2.97m x 2.95m)  
Fitted with a range of traditional cupboard and drawer base units with matching wall mounted cupboards complimenting wooden work surface with tiled splashback and inset stainless steel one and a half bowl sink drainer unit, inset four burner gas hob with extractor canopy above, upright unit housing integrated oven, integrated dishwasher, space and plumbing for washing machine, fitted pantry style storage cupboard, wall mounted gas fired boiler, part obscure glazed door to the side elevation, window to the rear enjoying views down the garden, wood effect flooring and radiator.

**Living/Dining Room**

21'3 x 14'2 max (6.48m x 4.32m max )  
Double aspect with box bay window to the front and glazed patio doors to the rear elevation allowing access through to the garden, attractive feature fireplace, serving hatch from the kitchen, parquet wooden flooring and two radiators.

**First Floor**

**Landing**

With stairs rising from the entrance hallway, window to the side elevation, fitted airing cupboard housing insulated hot water tank, access to loft space, exposed floorboards and doors leading to:-

**Bedroom One**

12'4 x 11'1 (3.76m x 3.38m)  
With large picture window to the front elevation, fitted shelved storage cupboard, exposed floorboards and radiator.

**Bedroom Two**

13'1 x 9'9 (3.99m x 2.97m)  
With window to the rear elevation enjoying pleasant views over the garden and adjoining woodland beyond, two fitted wardrobes, exposed floorboards and radiator.

**Bedroom Three**

9'0 max x 7'1 max (2.74m max x 2.16m max)  
Window to the front elevation, fitted wardrobe, exposed floorboards and radiator.

**Family Bathroom**

Fitted with a modern white suite comprising low level wc., white gloss vanity unit with inset wash hand basin and fitted cupboard beneath, panelled bath with mixer tap, shower above and fitted shower screen, wood effect flooring, part tiled walls, radiator.

**Outside**

**Front Garden**

Brick paved driveway provides off road parking with an area of lawn to one side bordered with a range of well stocked beds, planted with a mixture of shrubs and seasonal flowers. Double gates open to a car port/lean-to providing further off road parking and access through to the detached garage.

**Detached Garage**

19'9 x 11'9 (6.02m x 3.58m )  
With double doors to the front elevation, range of windows to the side and rear, light and power connected.

**Rear Garden**

Raised paved patio area offering space for outside dining and entertaining, steps descend to a generous area of level lawn bordered on both sides with established well stocked beds planted with a mixture of trees, mature shrubs and seasonal flowers, timber garden store and two greenhouses.

**Agent Note**

Council Tax Band - D

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.







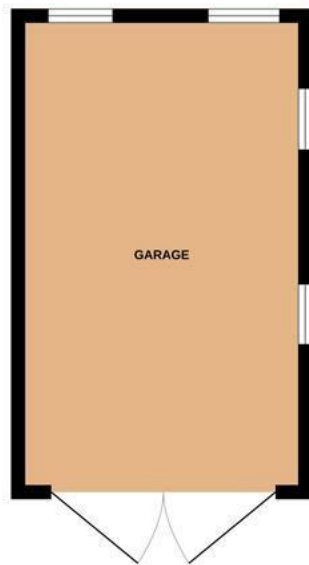
GROUND FLOOR



1ST FLOOR



GARAGE



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 plus) <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 |         |           |

England &amp; 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 plus) <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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**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**94 High Street  
Tenterden  
Kent  
TN30 6JB  
Tel: 01580 762927  
tenterden@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**