

**RUSH
WITT &
WILSON**



**10 Hopes Grove, High Halden, Kent TN26 3ND
Offers In The Region Of £325,000 Freehold**

Rush Witt & Wilson are pleased to offer this extended end-terrace home occupying a favoured location in the popular village of High Halden. The well-presented accommodation is arranged over two floors and comprises of an entrance hallway, living room, kitchen/breakfast room, dining room with direct access to the garden and bedroom four/study on the ground floor. On the first floor are three bedrooms, the family bathroom and a separate cloakroom. Outside the property benefits from an enclosed rear rear garden. Offered to the market CHAIN FREE. The vendor's sole agents would advise early inspection to fully appreciate the merits of this great home. For further information and to arrange a viewing please call our Tenterden office.

Entrance Hallway

With entrance door and side window to the front elevation, radiator, tiled flooring and connecting doorways leading to:

Living Room

14'4 x 10'4 (4.37m x 3.15m)

With window to the front elevation, wood effect laminate flooring and radiator.

Kitchen/Breakfast Room

17'7 x 9'4 max (5.36m x 2.84m max)

Fitted with a range of modern style cupboard and drawer base units with matching wall mounted cupboards, complementing work-surface with inset 1.5 bowl sink/drainers unit and tiled splash-backs, inset electric hob with stainless steel extractor canopy above and integrated double oven beneath, space and point for dishwasher, space and plumbing for washing-machine, space and point for tumble dryer, recessed cupboard with space and point for free-standing fridge/freezer, fitted storage cupboard, radiator, tiled flooring, window to front elevation, window overlooking the dining room and doorway to:

Rear Lobby

With stairs rising to the first floor and large fitted storage cupboard housing wall mounted gas fired boiler.

Dining Room

12'11 x 10'1 (3.94m x 3.07m)

With window to the rear elevation, wood effect flooring, access to loft space and double doors allowing access to the garden. Further door leading to:

Bedroom Four/ study

10'1 x 7'1 (3.07m x 2.16m)

With window to the rear elevation and under floor heating.

First Floor

Landing

With stairs rising from the rear lobby, access to loft space, radiator and connecting doors to:

Bedroom One

11'2 max x 9'6 (3.40m max x 2.90m)

With window to the rear elevation, range of fitted wardrobes with sliding doors, fitted cupboard and radiator.

Bedroom Two

10'4 x 8'8 (3.15m x 2.64m)

With window to the rear elevation, laminate flooring and radiator.

Bedroom Three

8'7 x 7'5 (2.62m x 2.26m)

With window to the front elevation, fitted wardrobe and radiator.

Bathroom

Fitted with a modern white suite comprising of low level W.C, pedestal wash-hand basin, P shaped bath with fixed shower above and fitted screen, heated towel rail, obscured glazed window to the front elevation, fully tiled walls and flooring,

Cloakroom

White suite comprising low level W.C, wall mounted wash-hand basin, part tiled walls and obscured glazed window to front elevation.

Outside

Garden

To the front is an area of hard-standing with is currently laid to gravel and enclosed with picket fencing.

The rear garden offers a small area of level lawn being bordered with a selection of beds planted with a selection of shrubs and seasonal flowers, a paved patio area abuts the rear of the property accessed from the Dining Room offering space for outside entertaining/dining. Two timber garden stores and gated side access.

Tenterden Agents Note

Council Tax Band – C

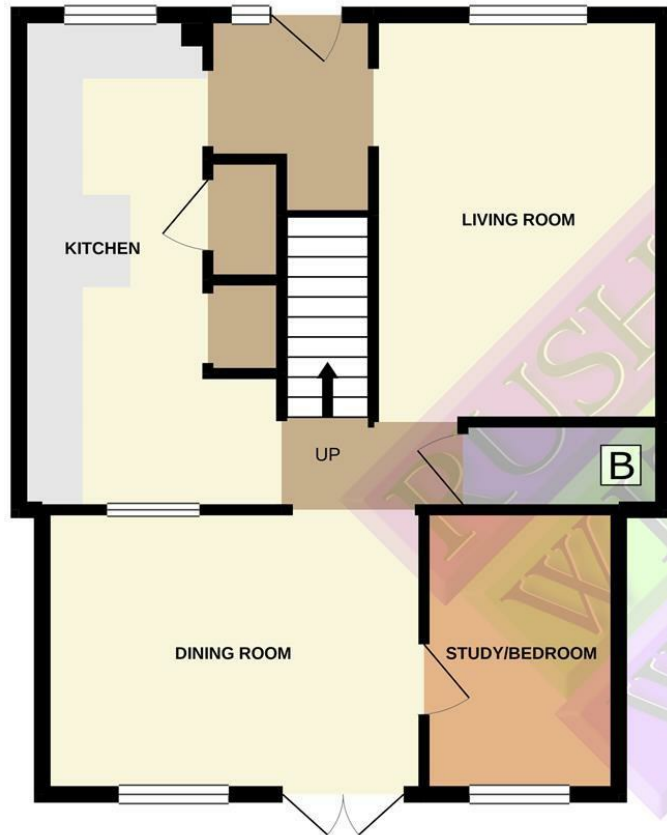
These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned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

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection. If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

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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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	87
(81-91) B	
(69-80) C	71
(55-68) D	
(39-54) E	
(21-58) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-58) F	
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Not environmentally friendly - higher CO ₂ emissions	
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