

**RUSH
WITT &
WILSON**



**34 Henley Fields, St. Michaels, Kent TN30 6EL
Offers In The Region Of £355,000 Freehold**

Rush Witt & Wilson are pleased to offer this well proportioned semi-detached family home occupying a tucked away cul-de-sac location in the heart of St. Michaels, being within easy access of local amenities and Primary/Secondary schools.

The accommodation offers scope to enhance and is arranged over two floors comprising of an entrance hallway, living room, kitchen/dining room and conservatory on the ground floor. On the first floor are three bedrooms and the family bathroom.

Outside the property benefits driveway parking, a detached single garage and gardens to the side and rear. Offered to the market CHAIN FREE.

For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

Entrance Hallway

Part obscured glazed entrance door to the front elevation, stair rising to first floor, radiator, door opening to:

Living Room

14'1 max x 13'1 max (4.29m max x 3.99m max)
Window to the front elevation, radiator, fitted understairs storage cupboard, door leading to:

Kitchen/Dining Room

17'3 x 8'4 (5.26m x 2.54m)
Fitted with a range of shaker style cupboard and drawer base units with matching wall mounted cupboards, complimenting woodblock effect work surface with tiled splashback and inset stainless steel sink drainer unit, inset four burner gas hob with integrated oven beneath and extractor canopy above, space and plumbing for washing machine, space and

plumbing for dishwasher, space and point for freestanding fridge/freezer, cupboard housing wall mounted gas fired boiler, wood effect flooring, window to the rear elevation, glazed double doors opening to:

Conservatory

9' x 6'3 (2.74m x 1.91m)

Range of windows to the rear and side elevation, glazed door allowing access through to the garden, wood effect flooring, radiator.

First Floor

Landing

Stairs rising from the entrance hallway, window to the side elevation, access to loft space, doors leading to:

Bedroom One

9'7 x 9'5 (2.92m x 2.87m)

Window to the rear elevation, radiator, range of full height fitted wardrobes with mirrored sliding doors.

Bedroom Two

10'2 x 8'7 (3.10m x 2.62m)

Window to the front elevation, radiator, fitted storage cupboard.

Bedroom Three

8'3 max x 7'3 max (2.51m max x 2.21m max)

Window to the front elevation, radiator and fitted storage cupboard.

Bathroom

Fitted with a white suite comprising low level wc, pedestal wash hand basin, panelled bath with mixer tap, shower above and fitted screen, part tiled walls, tiled effect flooring, radiator, obscure glazed window to the rear elevation.

Outside

Front Garden

To the front there is an area of garden which is fully brick paved with a brick paved parking space to one side, double five bar gate open to the rear garden.

Rear Garden

Good size and offers an area of hardstanding providing off road parking for one car, a level area of lawn and a generous paved patio area offering space for outside dining and entertaining.

Detached Single Garage

Up and over door to the front elevation.

Agents 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.

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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