

**RUSH
WITT &
WILSON**



**17 William Judge Close, Tenterden, Kent TN30 7DS
Offers In The Region Of £525,000 Freehold**

Rush Witt & Wilson are pleased to offer this attractive detached family home occupying a tucked away and popular cul-de-sac location within easy reach of Tenterden High Street.

The well-proportioned accommodation is in need of general improvement/updating and is arranged over two floors comprising of an entrance hallway, cloakroom, living room with adjoining dining room, kitchen/breakfast room and utility room on the ground floor. On the first floor are three bedrooms, the main with an en-suite shower room and a separate wet room. Outside the property benefits from an integral single garage, generous driveway parking and a good sized rear garden benefitting from the south westerly aspect.

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

Entrance Hallway

With part glazed entrance door to the front elevation, fitted coat cupboard, stairs rising to the first floor, radiator, door to:

Cloakroom

Fitted with a white suite comprising low level wc, wall mounted wash-hand basin, radiator, obscured glazed window to the side elevation.

Living Room

16'3 x 10'9 (4.95m x 3.28m)

Bay window to the front elevation, feature fireplace, radiator, window to the side elevation, double doors opening though to:

Dining Room

11'11 x 9'1 (3.63m x 2.77m)

Glazed patio doors to the rear elevation allowing access through to the garden, radiator.

Kitchen/Breakfast Room

14'6 x 8'4 (4.42m x 2.54m)

Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with inset one and a half bowl stainless steel sink/drain unit and tiled splashback, space and point for range style cooker with stainless steel back plate and extractor canopy above, space and point for dishwasher, fitted larder cupboard, space for table and chairs, window to the rear elevation overlooking the garden, door to:

Utility Room

8'1 x 6'2 (2.46m x 1.88m)

Fitted with a cupboard base unit and range of wall mounted cupboards, complementing work surface with inset stainless steel sink/drain unit and tiled splash-back, space and plumbing for washing machine, space

and point for free standing fridge/freezer, wall mounted gas fired boiler, part glazed door and window to the rear elevation, further door to the integral single garage.

First Floor

Landing

Being part galleried with stairs rising from the entrance hallway, access to loft space, radiator, fitted airing cupboard housing insulated hot water tank, doors to:

Bedroom One

17'10 max x 10'3 (5.44m max x 3.12m)

Two windows to the front elevation, two radiators, door to:

En-Suite Shower Room

Fitted with a white suite comprising low level wc, pedestal wash-hand basin and corner shower cubicle, part tiled walls, radiator, obscured glazed window to the side elevation.

Bedroom Two

11'8 x 10'9 (3.56m x 3.28m)

Window to the rear elevation, fitted wardrobe, radiator.

Bedroom Three

13'6 x 8'5 (4.11m x 2.57m)

Window to the rear elevation, radiator, access to a generous eaves storage space.

Wet Room

Fitted with a modern white suite comprising low level wc, wall mounted shower and wash-hand basin, fully tiled walls, stainless steel heated towel rail.

Outside

Garden

To the front a driveway provides off road parking for a number of cars and access to the integral single garage, there is a small area of garden to one side with pathway proceeding to the front door and a further area of gravelled garden planted with a selection of established trees. Gated side access leads to:

The private rear garden benefits from south westerly aspect and offers a paved patio area abutting the rear of the house offering space for outside/dining and entertaining, this leads to an area of lawn bordered with a selection of mature shrubs and trees. There is also a useful garden store running down one side of the property.

Integral Single Garage

17'0 x 8'2 (5.18m x 2.49m)

With up and over door to the front elevation, connecting door through to the utility room/main house, light and power connected.

Agents Note

Council Tax Band - F

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

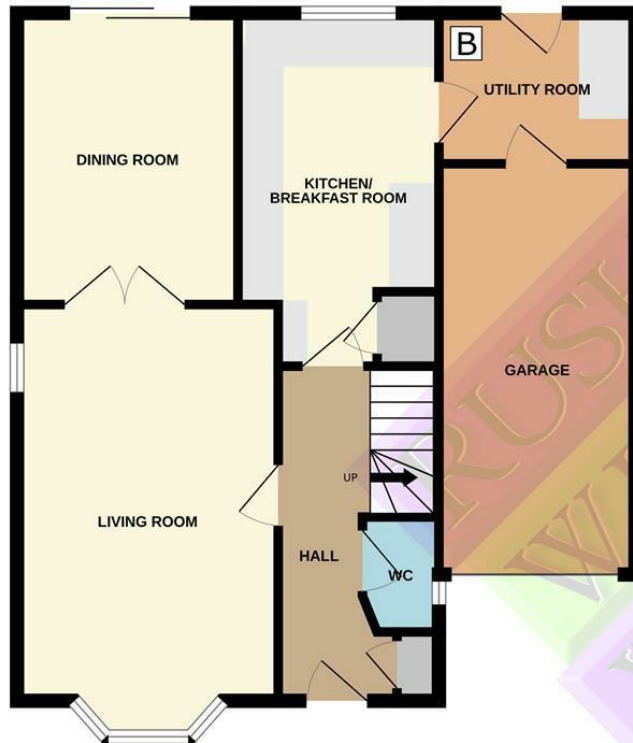
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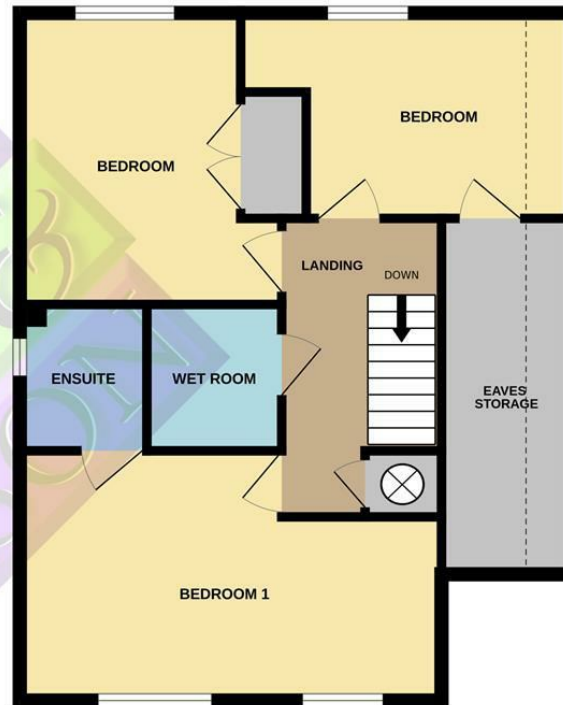
4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

GROUND FLOOR
706 sq.ft. (65.6 sq.m.) approx.



1ST FLOOR
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 1361 sq.ft. (126.4 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		Environmental Impact (CO ₂) Rating		
Current	Potential	Current	Potential	
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		85 69 EU Directive 2002/91/EC	Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	EU Directive 2002/91/EC
England & Wales		England & Wales		



