

**RUSH
WITT &
WILSON**



**24 Greenside, High Halden, Kent TN26 3LT
Offers In The Region Of £275,000 Freehold**

Rush Witt & Wilson are pleased to offer this well-proportioned mid-terrace family home located in the heart of High Halden.

The accommodation offers scope to enhance/modernise and is arranged over two floors comprising of an entrance hallway, living room, kitchen with adjoining dining room and useful side lobby which allows access through to the rear garden on the ground floor. On the first floor are three generous bedrooms, the family bathroom and cloakroom. Outside the property benefits from a good sized rear garden. Offered to the market CHAIN FREE.

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

Entrance Hallway

Part decorative glazed entrance door to the front elevation, stairs rising to the first floor, doors off to the following:

Living Room

16'8 x 9'5 max (5.08m x 2.87m max)

Being double aspect with window to the front and glazed double doors to the rear elevation allowing access onto the rear garden, feature fireplace with quarry tiled hearth and inset electric fire, radiator, low level fitted storage cupboards with display shelving above.

Dining Room

9'2 x 9'4 (2.79m x 2.84m)

Window to the front elevation, access to understairs storage cupboard, radiator, open doorway through to:

Kitchen

10'6 x 7'11 (3.20m x 2.41m)

Fitted with a range of modern style cupboard and drawer base units with matching wall mounting cupboards, complimenting granite effect worktop surfaces with tiled splashback, inset stainless steel sink with side drainer, space for gas cooker with extractor canopy above, space and plumbing for washing machine, space for low level fridge, tiled flooring, window to the rear elevation, door through to:

Side Lobby

17'8 x 5'4 (5.38m x 1.63m)

Part glazed doors to the front and rear elevations allowing access through to the rear garden, wood effect flooring, radiator, wall mounted gas fired boiler.

First Floor

Landing

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

Bedroom One

12'9 x 9'3 (3.89m x 2.82m)

Window to the front elevation, fitted wardrobe, radiator.

Bedroom Two

10'7 x 9'6 (3.23m x 2.90m)

Window to the front elevation, radiator.

Bedroom Three

9'1 x 7'1 (2.77m x 2.16m)

Window to the rear elevation, radiator.

Bathroom

Fitted with a white suite comprising pedestal wash hand basin, panel enclosed bath with shower above, tile effect flooring, fully tiled walls, radiator, obscure glazed window to the rear elevation.

Cloakroom/WC

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

Outside

Rear Garden

Enclosed rear garden which is predominantly laid to lawn with a generous paved patio area running the width of the property offering space for outside dining and entertaining.

Agents Note

Council Tax Band - B

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).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

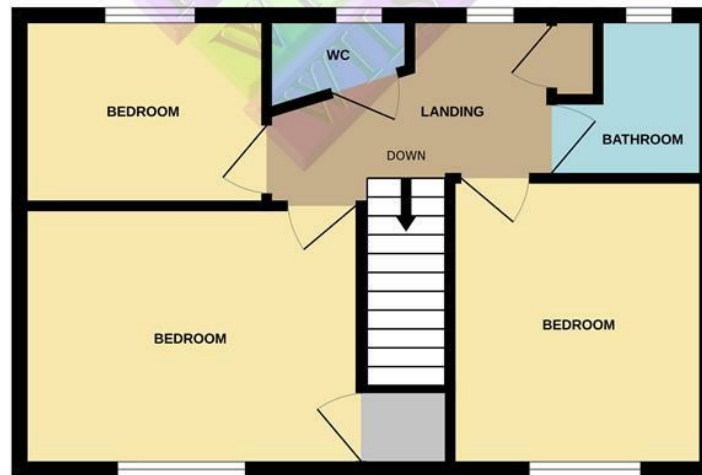
4. VAT: The VAT position relating to the property may change without notice.

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



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.
Made with Metropix ©2025

