

**RUSH
WITT &
WILSON**



**3 Woodbury Gardens High Street, Tenterden, Kent TN30 6JS
Offers In Excess Of £475,000 Freehold**

Rush Witt & Wilson are pleased to offer this well proportioned end of terrace home occupying a highly sought after and quiet location tucked off the desirable tree-lined High Street of Tenterden.

The accommodation is arranged over two floors comprising of an entrance porch, hallway, cloakroom, kitchen and open plan living/dining room on the ground floor. On the first floor are three bedrooms and a bathroom. Outside the property benefits from a private rear garden benefiting from a southerly aspect and a single garage en-bloc. Offered to the market CHAIN FREE.

An internal inspection of this delightful home is highly recommended to fully appreciate its quiet and convenient position. For further information and to arrange a viewing please call our Tenterden office.

Entrance Porch

6'1 x 4'1 (1.85m x 1.24m)

Part decorative glazed entrance door to the side elevation, further glazed door allowing access through to the garden, small interconnecting door leading through to the attached single garage and door opening to:

Open Plan Hallway

Stairs rising to the first floor with fitted storage cupboards beneath, window to the front elevation, open plan through to the living/dining room, archway through to the kitchen and door leading to:

Cloakroom/WC

5'5 x 2'8 (1.65m x 0.81m)

Modern white suite comprising low level wc, wall mounted wash hand basin with fitted mirror above, obscured glazed window to the side elevation.

Kitchen

12'7 x 8' (3.84m x 2.44m)

Double aspect room with windows to the front and side elevations, fitted with a range of modern style cupboard and drawer base units with matching wall mounted cupboards, complimenting work surface with inset circular stainless steel sink unit, integrated Neff electric oven with stainless steel backplate and extractor canopy above, integrated washer/dryer,

integrated dishwasher, low level fitted integrated fridge and freezer, integrated microwave. Archway through to:

Open Plan Living/Dining Room

17'5 x 14'7 (5.31m x 4.45m)

Double aspect room with windows to the side and rear elevations, three wall mounted electric storage heaters, glazed patio door to the rear elevation allowing access out to the garden.

First Floor

Landing

Stairs rising from the open plan hallway, window to the side elevation, access to loft space, fitted airing cupboard housing insulated hot water tank, electric storage heater, mirrored doors leading to:

Bedroom One

14'7 x 8'4 (4.45m x 2.54m)

Window to the rear elevation, electric storage heater, mirrored glazed double doors open through to:

Bedroom Three

9'8 x 8'7 (2.95m x 2.62m)

Window to the rear elevation, electric storage heater, range of fitted storage cupboards and independent door leading off of the landing.

Bedroom Two

12'8 x 9'9 (3.86m x 2.97m)

Double aspect with windows to the front and side elevation, electric storage heater, corner shower cubicle with fitted power shower and double sliding doors.

Bathroom

7'4 x 5'7 (2.24m x 1.70m)

Obscured glazed window to the front, white suite comprising wall mounted low level wc, P shaped panelled bath with power shower above and fitted screen, stainless steel heated towel rail, frosted glassed wall mounted wash hand basin.

Outside

Front of Property - Garage

Attached single garage with up and over door to the front elevation and small connecting door through to the entrance porch.

Rear Garden

Enclosed rear garden offers a generous decked area offering space for outside dining and entertaining and bordered with a range of beds planted with a mixture of trees and mature shrubs.

Agents Note

Council Tax Band - E

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).

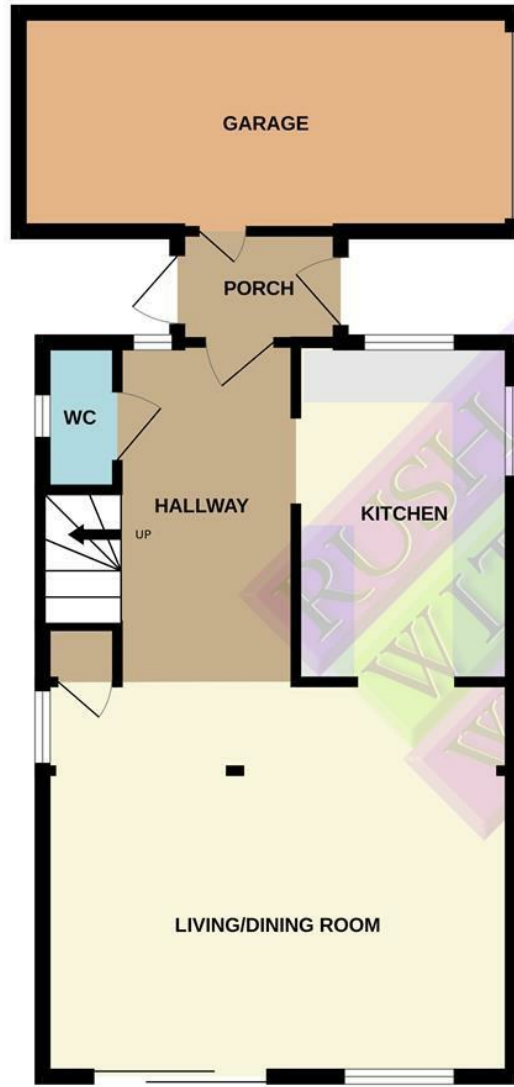
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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways 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.

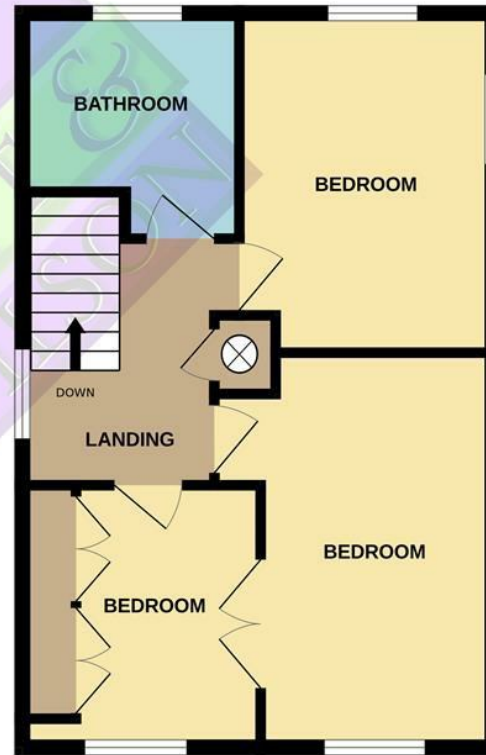
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

GROUND FLOOR



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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1ST FLOOR



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(91-100) A			(20-29) A		
(81-90) B			(30-39) B		
(71-80) C			(40-49) C		
(61-70) D			(50-59) D		
(51-60) E			(60-69) E		
(41-50) F			(70-79) F		
(31-40) G			(80-89) G		
(1-30) G			(90-100) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

