RUSH WITT & WILSON



Ravensbrook House Station Road, New Romney, Kent TN28 8LQ
Guide Price £375,000 - FREEHOLD

Rush Witt & Wilson are pleased to offer a well presented detached family home conveniently located within walking distance of the town's amenities. The light and airy accommodation is arranged over two floors and comprises a living room with adjoining dining room, conservatory, kitchen, utility room and bathroom all on the ground floor and on the first floor there are three good sized bedrooms and a family shower room. There is good parking provision to the front and low maintenance courtyard style garden to the rear.











Reception Area
Door to the front, stairs to the first floor.

Cloakroom
6' x 2'11 (1.83m x 0.89m)
Wash basin and wc.

Living Room
15'11 x 14' (4.85m x 4.27m)
A light and airy double aspect room with large window to the front, further high level window to the side with feature contemporary style gas fire, archway to dining room.

Dining Room
10' x 9'11 (3.05m x 3.02m)
Window to the side, connecting door to kitchen and sliding door to conservatory.

Conservatory
10'9 x 9'8 (3.28m x 2.95m)
Double doors to the side leading to terrace/garden.

Kitchen
10' x 9'11 (3.05m x 3.02m)
Fitted with a range of traditional style cupboard and drawer, base units with matching wall mounted cabinets and work surface with inset sink and doorway to the utility room.

Utility Room
8'5 x 6'11 (2.57m x 2.11m)
Glazed panelled door to the rear, range of units, space and plumbing for washing machine.

Bathroom
7'7 x 5'3 (2.31m x 1.60m)
White suite comprising panelled bath with shower screen over, wash basin, wc small window to the side elevation and a Dimplex wall mounted fan heater.

First Floor

Landing
Stairs rising from the reception area with a window to the side elevation, access to loft space.

Bedroom
15'11 x 10'2 (4.85m x 3.10m)
Double aspect with window to the front and side, built-in wardrobe with full height sliding doors.

Bedroom
12'11 x 10' (3.94m x 3.05m)
Double aspect windows to the front and side.

Bedroom
10'2 x 10' (3.10m x 3.05m)
Double aspect with windows to rear and side elevations.

Shower Room
8' x 6'11 (2.44m x 2.11m)
Shower cubicle, wash stand with bowl and mixer tap, wc, heated towel rail, window to the rear, walk-in shelved linen cupboard housing a wall mounted gas fired boiler.

Outside

Front Garden
Good size block paved hardstanding providing off road parking for several cars, mature hedging to the front and established shrub beds.

Rear Garden
Designed for ease of maintenance and predominately block paved with artificial grassed borders.

Agents Note
Council Tax Band - D

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.


LAUNDRY





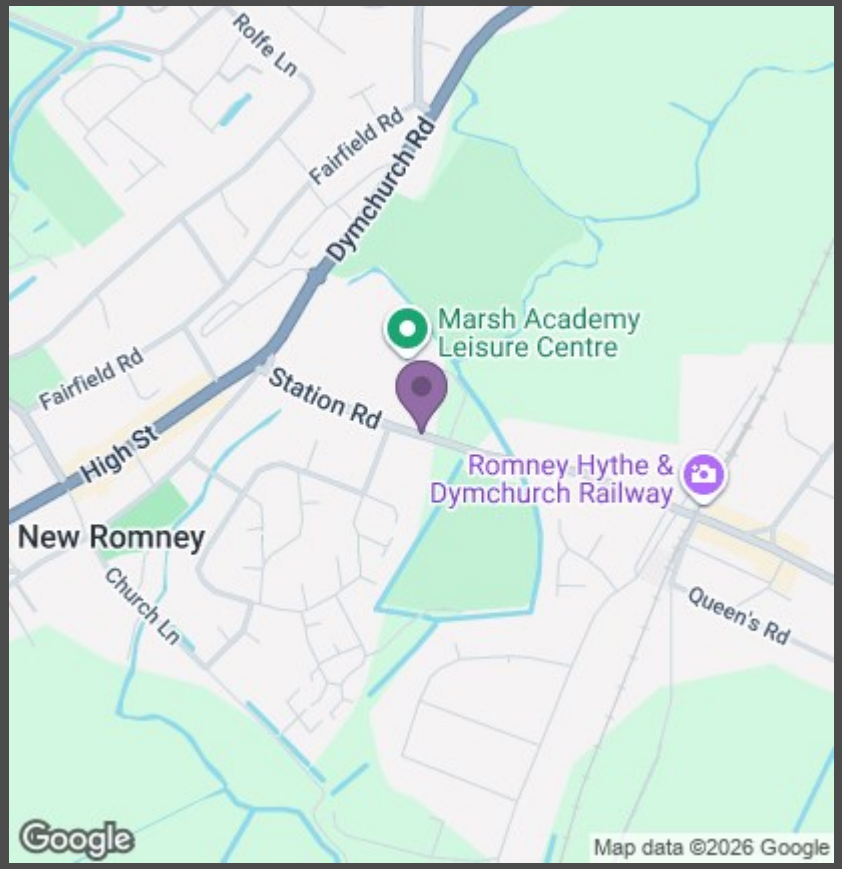


GROUND FLOOR

1ST FLOOR



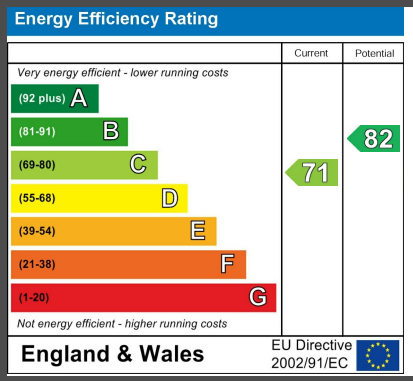
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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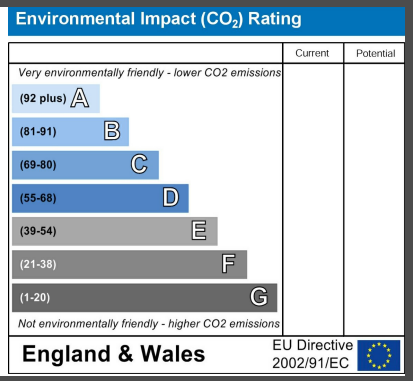












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