

**RUSH  
WITT &  
WILSON**



**19 Millfield, High Halden, Kent TN26 3LX  
Offers In The Region Of £400,000 Freehold**

**Rush Witt & Wilson are pleased to offer this detached chalet style home offering scope to enhance and modernise occupying a popular cul-de-sac setting in the heart of High Halden.**

**The accommodation is arranged over two floors and comprises of an entrance hallway, living room/dining room, kitchen, cloakroom and study on the ground floor. On the first floor are three bedrooms and the family bathroom. Outside the property offers a single garage en-bloc and established gardens to the front and rear, the latter benefitting from a southerly aspect. Offered to the market CHAIN FREE.**

**For further information and to arrange a viewing please call our Tenterden office on 01580762927**



### **Entrance Hallway**

Part obscure glazed entrance door to the front elevation, stairs rising to first floor with fitted storage cupboard beneath, radiator and doors leading to:

### **Cloakroom/WC**

Fitted with suite comprising low level wc, wall mounted wash hand basin with tiled splashback, high level obscure glazed window to the front elevation.

### **Study**

11'2 x 8'4 (3.40m x 2.54m)

Window to the front elevation, radiator.

### **Kitchen**

12'3 x 9'6 (3.73m x 2.90m)

Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complimenting wood effect worksurface with inset stainless steel sink drainer unit, space and point for electric oven with extractor canopy above, space and plumbing for washing machine, space and point for low level fridge/freezer, cupboard housing floor standing oil fired boiler, window to the rear elevation enjoying pleasant views over the garden, part obscure glazed door opening to:

### **Side Porch**

6'5 x 3'8 (1.96m x 1.12m)

Fully double glazed with a range of windows to the side elevation, glazed door to the rear allowing access through to the garden.

### **Living/Dining Room**

21'4 max x 18'1 max (6.50m max x 5.51m max)

Triple aspect with windows to the front, side and rear elevations, the latter enjoying a pleasant view over the garden, attractive feature fireplace, three radiators, glazed double doors providing access to the garden.

### **First Floor**

#### **Landing**

Stairs rising from the entrance hallway, cupboard housing insulated hot water tank, access to loft space, doors leading to:

### **Bedroom One**

15'6 x 11'3 (4.72m x 3.43m)

Window to the rear elevation enjoying views over the rear garden and open countryside beyond, access to eaves storage, radiator.

### **Bedroom Two**

12'9 x 10'6 (3.89m x 3.20m)

Window to the front elevation, fitted double wardrobe, radiator.

### **Bedroom Three**

10'1 x 8'3 (3.07m x 2.51m)

Window to the rear elevation enjoying pleasant views over the garden and open countryside beyond, radiator.

### **Bathroom**

Fitted with a suite comprising low level wc, pedestal wash hand basin, panelled bath with mixer tap and hand held shower attachment, radiator and obscure glazed window to the rear elevation.

### **Outside**

#### **Garage En-Bloc**

16' x 8'0 (4.88m x 2.44m)

Up and over door to the front elevation.

#### **Front Garden**

Number 19 occupies a tucked away and set back position at the end of the cul-de-sac being accessed via a pedestrian pathway which enjoys a pleasant outlook over adjoining wide life ponds. The front garden is predominately laid to lawn with an established hedgerow to one side and range of small flower beds planted with a mixture of shrubs, gated side access leads to:

#### **Rear Garden**

This is of a good size and enjoys a southerly aspect and is predominately to lawn being interspersed and bordered with a range of beds planted with a mixture of mature shrubs, roses and trees, abutting the rear of the property is a paved patio area offering space for outside dining and entertaining.

### **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:**

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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

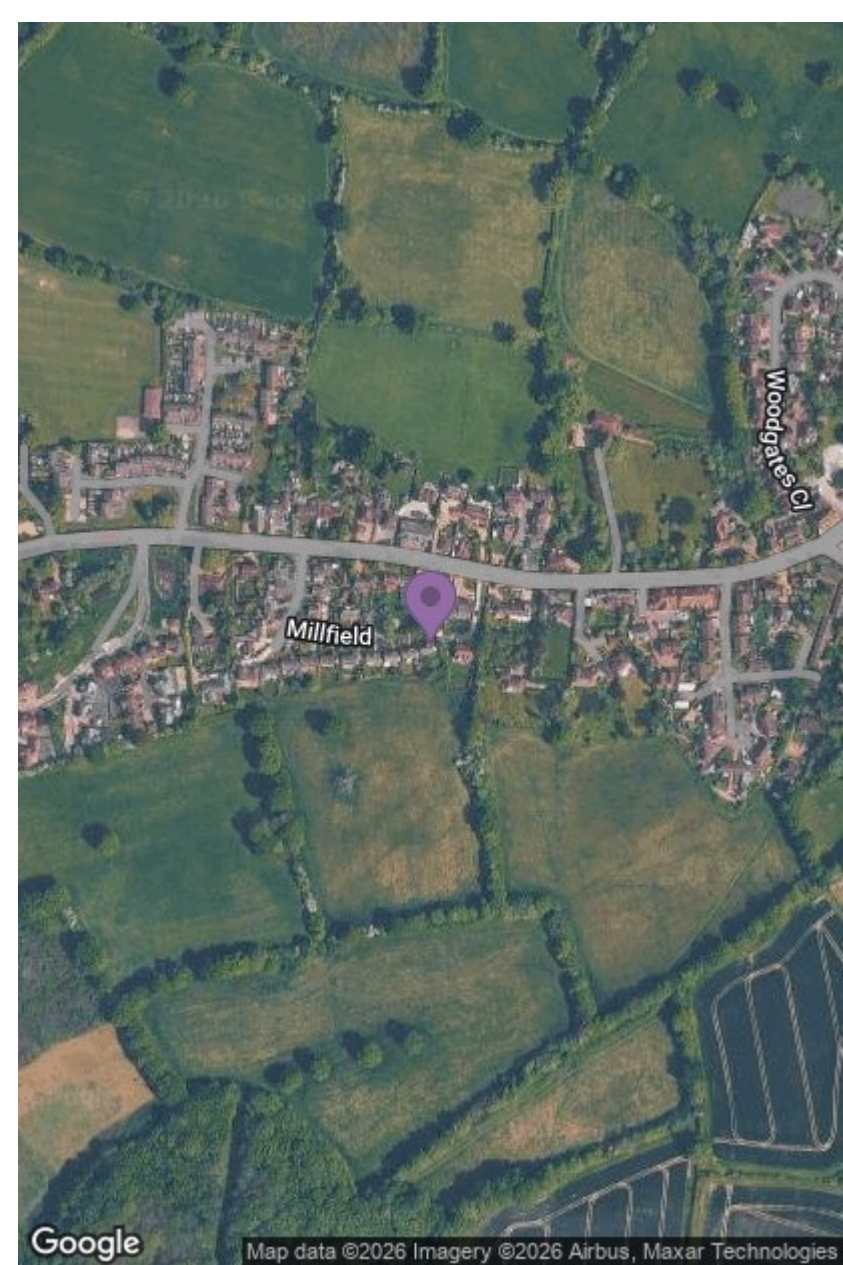
1ST FLOOR



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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Energy Efficiency Rating		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			
		59	73
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(19-34) E			
(11-33) F			
(1-30) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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