

**RUSH
WITT &
WILSON**



**49 Hopes Grove, High Halden, Kent TN26 3ND
Offers In Excess Of £295,000 Freehold**

Rush Witt & Wilson are pleased to offer this well proportioned mid-terrace home enjoying views to the rear over the village pavilion/playing field, occupying a favoured location in the popular village of High Halden.

The well-presented accommodation is arranged over two floors and comprises of an entrance hallway, living room, kitchen and dining room on the ground floor. On the first floor are two bedrooms and the family bathroom. Outside the property benefits from a rear garden and allocated parking space.

The vendor's sole agents would advise early inspection to fully appreciate the merits of this great home. For further information and to arrange a viewing please call our Tenterden office.

Entrance Hallway

With part decorative glazed entrance door to the front elevation, wooden flooring, radiator, stairs rising to the first floor and door to:

Living Room

19'6 max x 11'4 max (5.94m max x 3.45m max)

With window to the front elevation, feature fireplace, radiator, fitted under stairs storage cupboard and door leading through to:

Kitchen

14'7 x 8'5 (4.45m x 2.57m)

Fitted with a range of blue traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing woodblock effect work surface with tiled splash-back and inset ceramic sink/drain unit, inset 4 burner gas hob with integrated oven beneath and extractor canopy above, space and plumbing for washing machine, space and point for dishwasher, fitted pantry style cupboards with space and point for free standing fridge/freezer, radiator, tiled flooring, doorway and open window to:

Dining Room

14'2 x 7'6 (4.32m x 2.29m)

With windows and double doors to the rear elevation giving access to the garden, radiator with decorative wooden and wooden flooring.

First Floor

Landing

With stairs rising from the entrance hallway, airing cupboard housing insulated hot water tank, access to loft space where the gas fired boiler is located and doors leading to:

Bedroom 1

11'5 x 9'1 (3.48m x 2.77m)

With window to the front elevation, radiator, recessed fitted wardrobe space, and recessed dressing table.

Bedroom 2

8'4 x 7'6 (2.54m x 2.29m)

With window to the rear elevation enjoying a pleasant outlook over the village pavilion and football fields, radiator

Shower Room

Fitted with a modern suite comprising white gloss vanity unit with low level wc, inset wash-hand basin and range of fitted storage, large walk-in shower cubicle with fitted glass screen, stainless steel heated towel rail, part tiled walls, tiled flooring obscured glazed window to the rear elevation.

Outside

Garden/Allocated Parking Space

To the front is a small area of lawned garden bordered with a selection of lavender bushes with a pathway proceeding to the front door.

The low maintenance rear garden offers a generous paved patio area offering space for outside dining and entertaining and a small gravelled area, gated rear access opening directly to the playing field. To the rear of the property No 49 benefits from an allocated parking space.

Tenterden Agents Note

Council Tax Band -

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:

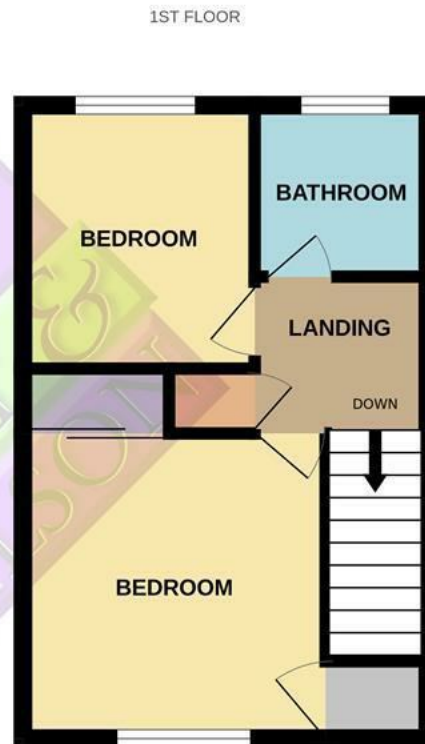
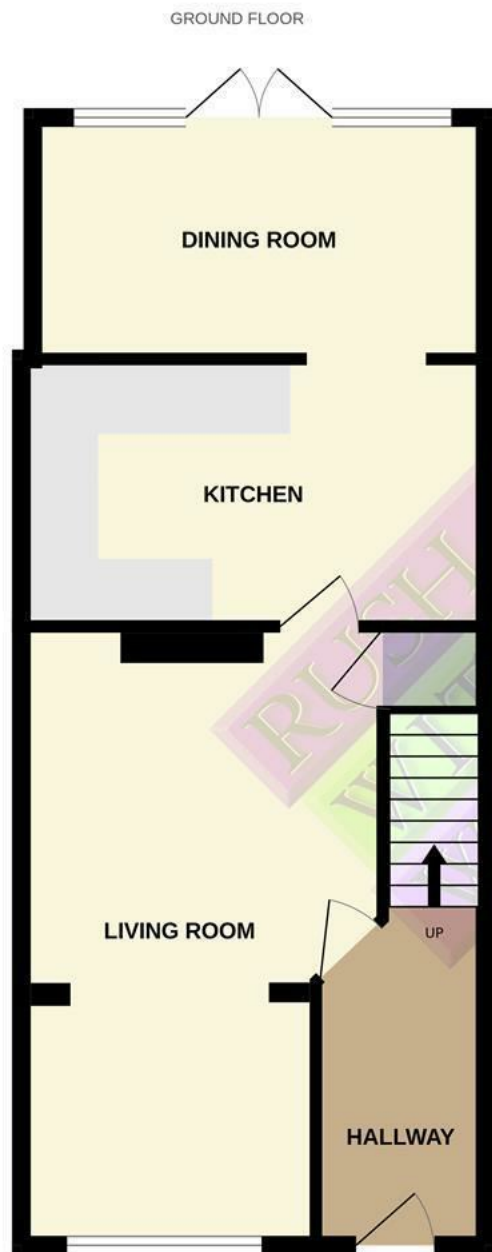
1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & 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>



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 ©2024

