

**RUSH
WITT &
WILSON**



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

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

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – D

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

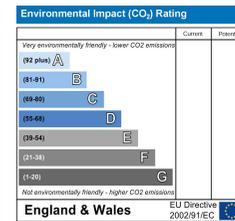
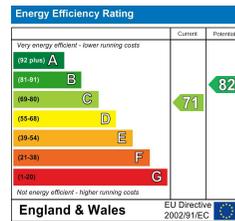


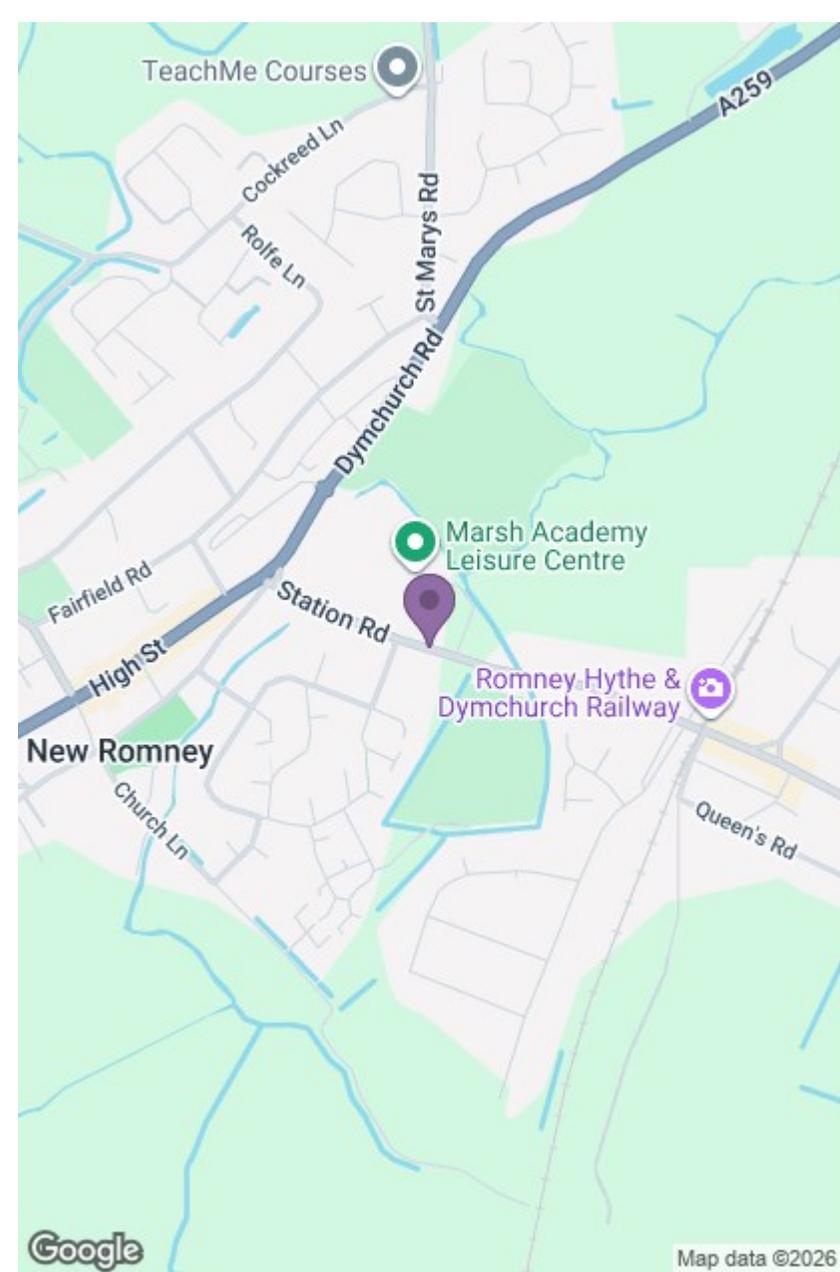
GROUND FLOOR

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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