

**RUSH  
WITT &  
WILSON**



**Mayfield Ingleden Park Road, Tenterden, Kent TN30 6NS  
Offers In The Region Of £695,000 Freehold**

**Rush Witt & Wilson are pleased to offer this attractive detached home occupying a tucked away location being within easy reach of Tenterden High Street.**

**The well-presented accommodation is arranged over two floors comprising of a generous entrance hallway, cloakroom, kitchen/dining room and living room with adjoining conservatory on the ground floor. On the first floor are three double bedrooms, the main with an en-suite and the family bathroom. Outside the property benefits from generous gated gravelled driveway, detached double garage and good sized established gardens to the front and rear.**

**An internal inspection is highly recommended to fully appreciate this impressive home. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.**



## Entrance Hallway

Obscured glazed entrance door to the front elevation, tile effect flooring, radiator, fitted coat cupboard, multi-panelled glazed door opening through to the inner hallway, further door leading to:

## Cloakroom/WC

Fitted with a white suite comprising low level wc, floor standing white gloss vanity unit with inset wash hand basin, fitted cupboard beneath and tiled splashback, radiator, obscured glazed window to the rear elevation, wall mounted gas fired boiler.

## Inner Hallway

Stairs rising to the first floor with generous fitted storage cupboard beneath, tile effect flooring, radiator, multi-panelled glazed double doors through to the living room, further door leading to:

## Kitchen/Breakfast Room

22'7 x 11'6 (6.88m x 3.51m)

Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complimenting wood block effect work surface with tiled splashback and inset sink drainer unit, inset AEG five burner gas hob with integrated double oven beneath and stainless steel extractor canopy above, integrated fridge/freezer, space and plumbing for dishwasher, space and plumbing for washing machine, space for table and chairs, wood effect flooring, radiator, windows to the side and front elevation and glazed door allowing access through to the garden.

## Living Room

22'7 x 14'3 (6.88m x 4.34m)

Two windows to the rear elevation enjoying views over the garden, attractive feature fireplace, two radiators, bi-fold doors opening through to:

## Conservatory

10'9 x 10'4 (3.28m x 3.15m)

Fully double glazed with a range of windows, glazed double doors to the side elevation allowing access through to the garden, tiled flooring, radiator.

## First Floor

### Landing

Part galleried with stairs rising from the inner hallway, fitted airing cupboard housing pressurised hot water tank, access to loft space, doors leading to:

## Bedroom One

16'8 x 11'6 (5.08m x 3.51m)

Window to the front elevation, fitted dressing table, range of fitted wardrobes, radiator, door leading to:

## En-Suite Bathroom

Fitted with a white suite comprising low level wc, wooden vanity unit with countertop wash hand basin and range of fitted storage, wood panelled bath with mixer tap and hand held shower attachment, tiled flooring, white mother of pearl mosaic tiled walls, stainless steel heated towel rail and obscured glazed window to the front elevation.

## Bedroom Two

14'3 x 11'9 (4.34m x 3.58m)

Window to the rear elevation, two fitted wardrobes, radiator.

## Bedroom Three

14'3 x 10'3 (4.34m x 3.12m)

Window to the rear elevation, radiator, two fitted wardrobes.

## Bathroom

Fitted with a white suite comprising low level wc, pedestal wash hand basin, wood panelled bath, fully tiled shower cubicle with folding door, radiator, tiled flooring, roof light to the side elevation.

## Outside

### Detached Double Garage

18'3 x 18'1 (5.56m x 5.51m)

One electric roller door and one standard up and over garage door to the front elevation, fully boarded loft space with pull down ladder, light, power and water connected.

### Front of Property

A five bar gate opens to a gravel driveway providing off road parking/turning space and access to the detached garage. To one side double gates open to a paved covered seating area offering space for outside dining and entertaining. A further gated pathway with steps lead down to the front door with a sloped area of lawned garden to one side being bordered with a range of established beds planted with a mixture of trees, shrubs and seasonal flowers, there is also a further paved patio area abutting the front of the property.

### Rear Garden

The rear garden benefits from a westerly aspect and offers a raised gravelled seating area abutting the rear of the property, steps descend to a generous area of lawn being interspersed with a selection of trees and bordered with a range of beds planted with a mixture of mature shrubs and small wildlife pond.

## 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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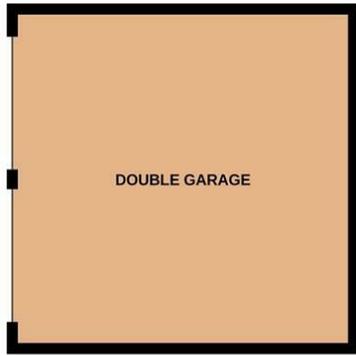
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NOT IN ACTUAL LOCATION  
330 sq.ft. (30.6 sq.m.) approx.



GROUND FLOOR  
816 sq.ft. (75.8 sq.m.) approx.

TOTAL FLOOR AREA : 1925 sq.ft. (178.8 sq.m.) approx.

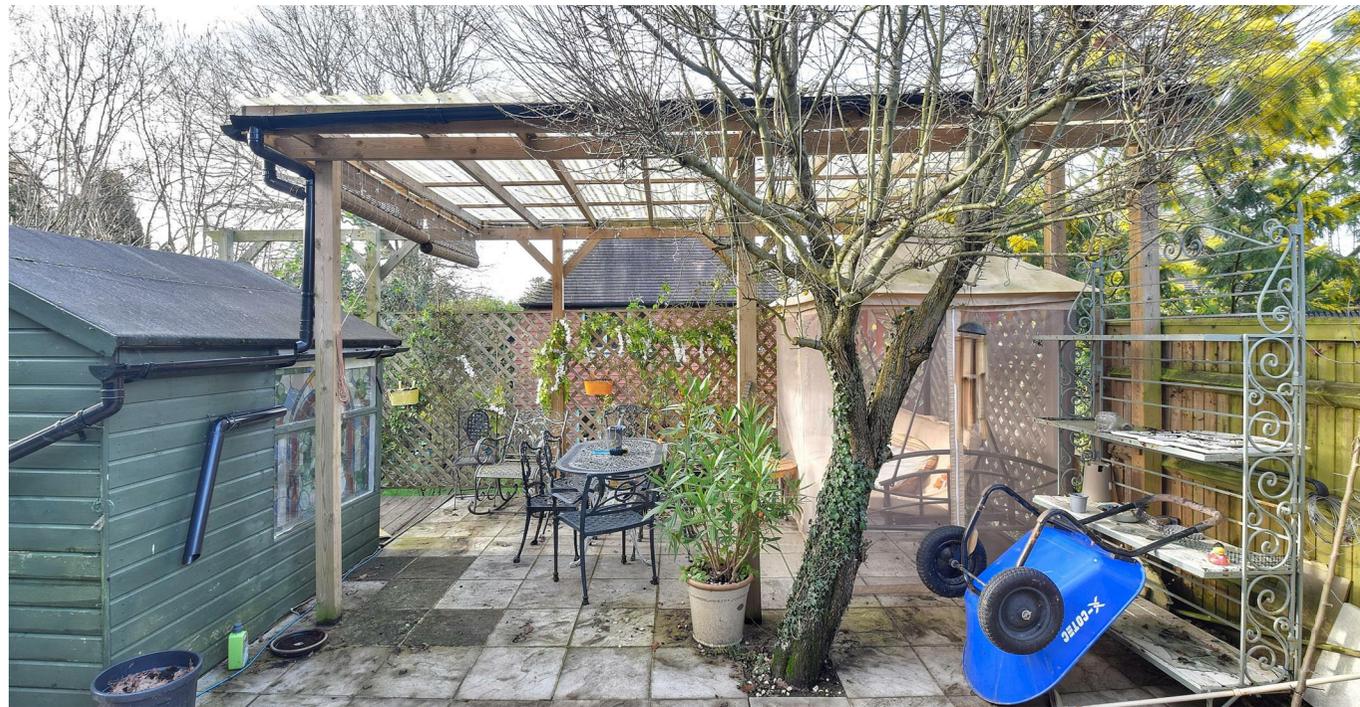
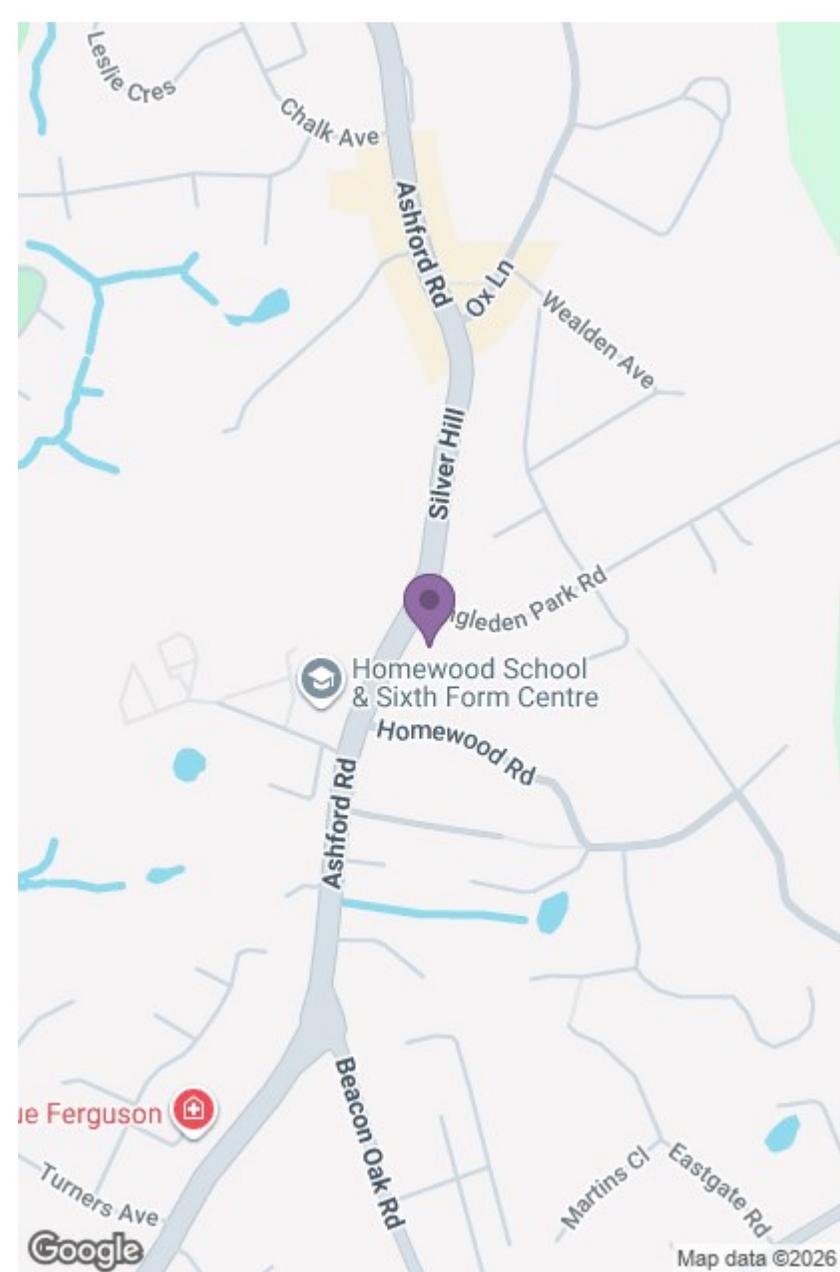
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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  
779 sq.ft. (72.4 sq.m.) approx.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(61-81) B	
(69-80) C		(49-60) C	
(55-68) D		(39-48) D	
(39-54) E		(29-38) E	
(21-38) F		(11-28) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
73	78		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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