

**RUSH
WITT &
WILSON**

HASTINGS BEXHILL RYE BATTLE
NORTHIAM ST LEONARDS TENTERDEN

**2 Maynard Villas,
High Halden, Ashford,
Kent TN26 3LP**



£200,000 - £210,000 Guide

Rush, Witt & Wilson are delighted to present this immaculate two bedroom mid-terraced Victorian cottage situated in the heart of High Halden village. Accommodation comprises lounge with open fireplace, fitted kitchen, downstairs bathroom, two bedrooms with decorative cast iron fireplaces, exposed wooden flooring and joinery throughout, gas central heating system and double glazed windows. Outside offers a delightful lawned cottage garden to the rear with brick-paved pathways and outside log store/storage room and the property is offered **CHAIN FREE**.

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The accommodation with approximate room sizes provides:

- LOUNGE:** 14'2 x 11'2 (4.32m x 3.40m) Double glazed window to front elevation, single radiator, exposed wooden flooring, open exposed bricked fireplace with oak bressumer, corner storage cupboard.
- KITCHEN/
BREAKFAST ROOM:** 11'7 x 10'1 (3.53m x 3.07m) Double glazed window to rear elevation and garden, exposed wooden flooring, fitted wall and base units with granite effect laminate rolled edge worktops, single stainless steel bowl with mixer tap, painted fireplace with quarry tiled hearth and oak bressumer, space for washing machine, space for dishwasher, space for fridge freezer, space for cooker, single radiator, under-stairs storage cupboard/larder.
- REAR LOBBY:** Laminate flooring, access to airing cupboard.
- BATHROOM:** Obscured glazed double glazed window overlooking rear elevation, laminate flooring, white suite comprising low level wc, single radiator, pedestal wash-hand basin, painted tongue and groove panelling, tiled splash-backs.

FIRST FLOOR

- LANDING:** Exposed wooden flooring, leading to:
- BEDROOM ONE:** 14'2 x 11' (4.32m x 3.35m) Double glazed window overlooking front elevation, double radiator, exposed wooden flooring, decorative cast iron fireplace with tiled hearth, small fitted cupboard.
- BEDROOM TWO:** 10'2 x 8'5 (3.10m x 2.57m) Double glazed window overlooking rear elevation, double radiator, floating shelves to alcove, decorative cast iron fireplace with tiled hearth, small fitted cupboard.

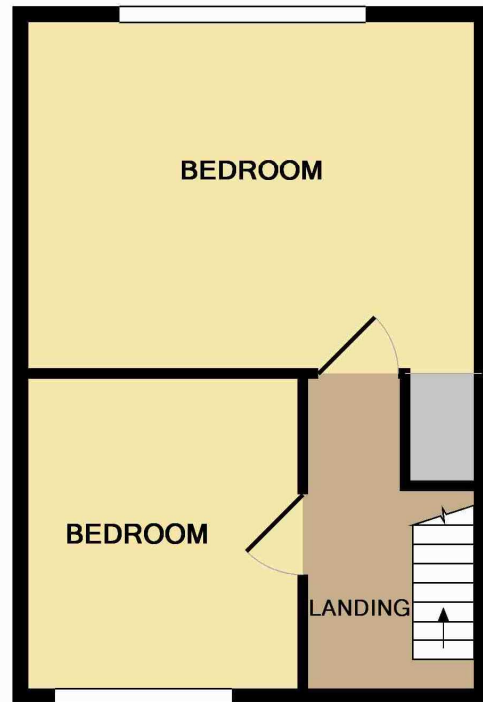
OUTSIDE

- FRONT GARDEN:** Picketed gate, brick paved pathway leading to hardwood front door, laid to lawn, mature shrub borders, lighting.
- REAR/SIDE
GARDENS:** Concrete hardstanding providing seating area, close board fencing to side elevation, predominantly laid to lawn with mature shrubs and flowered borders, brick paved pathway leading to one end of the garden with space for bins, shed, brick built out-house being used as log store, enclosed by close board panelled fencing, seating area.
- 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.



GROUND FLOOR
 APPROX. FLOOR
 AREA 347 SQ.FT.
 (32.2 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 299 SQ.FT.
 (27.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 645 SQ.FT. (60.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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