

# Edward Ellis & Co

## Residential Lettings

**15 WILLOW CRESCENT, STAPLEHURST, KENT TN12 0QS**

Property reference R0302WIL



Spacious 2 bedroom ground floor maisonette set in a sought after road. Short walk to station. Double glazed with gas central heating. Modern kitchen with gas hob, extractor, electric oven, fridge and freezer, and washing machine. Front and rear gardens. Off-street parking for one vehicle.

Entrance hall with radiator, coat hooks and airing cupboard.

Sitting/Dining Room (13ft 10in x 10ft 6in): Gas fire, radiator, double glazed window to front elevation.

Kitchen (10ft 7in x 9ft 2in): Range of floor and wall cupboards. Stainless steel sink. Local tiling. Gas hob, extractor, electric oven, fridge and freezer, and washing machine. Double glazed window with views over rear garden. Door with access to rear garden. Radiator.

Bathroom/WC: Low-level WC, wash hand basin and bath with electric "Triton" shower over. Radiator.

Bedroom 1 (12ft 0in x 10ft 2in max): Double glazed window to front elevation. Built-in wardrobe. Radiator.

Bedroom 2 (12ft 2in x 8ft 11in max): Double glazed window to rear elevation. Built-in wardrobe. Radiator.

**COUNCIL TAX: Band B £1,146.38 per annum 2011/12**

Sorry no DSS, smokers or pets.

These particulars are intended only to give a brief description of the property. All measurements are for guidance only and should not be relied on for any purpose whatsoever.



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A VIEWING OF THIS PROPERTY OR VISIT OUR WEBSITE  
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These particulars are intended only to give a brief description of the property as a guide to prospective buyers. All measurements are for guidance only and should not be relied on for any purpose whatsoever. No apparatus has been tested and potential buyers should rely on their own judgement or seek appropriate professional advice.

For further information about this property or to arrange a viewing, please contact Edward Ellis & Co on 01622 736045 or by fax on 07092 050288 or email at [mail@edwardellis.co.uk](mailto:mail@edwardellis.co.uk)