

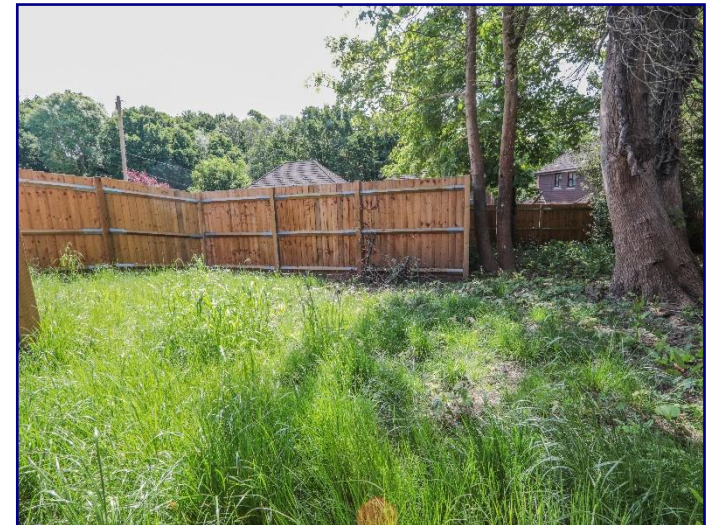
RADFORDS
ESTATE AGENTS

Village Houses

**No Onward
Chain**



**4B ALL SAINTS ROAD
HAWKHURST
TN18 4HT
KENT
PRICE £375,000 FREEHOLD**



The Estate Office, Crampton House
High Street, Staplehurst
Kent, TN12 0AU

4B ALL SAINTS ROAD, HAWKHURST, KENT, TN18 4HT

VIEWINGS: Strictly by appointment with the Agent as above.

DESCRIPTION

This stunning new build, three-bedroom semi-detached house offers well-presented accommodation across three floors, ideal for modern family living.

The ground floor features an inviting entrance hall, leading to a convenient cloakroom, spacious living room, and a stylish kitchen. The kitchen is equipped with modern fitted units, integrated fridge and freezer, a washing machine, and a built-in oven, providing all the essentials for everyday living. The living room benefits from double-glazed French doors, which open out onto a rear patio and garden, creating a bright and airy space.

On the first floor, you'll find two generous double bedrooms, alongside a family bathroom, providing ample space for family or guests. The second floor is dedicated to the principle bedroom, offering a peaceful retreat, and includes a contemporary shower suite, perfect for unwinding.

To the front, the property boasts a brick-paved driveway offering off-road parking, complete with an electric car charging point. Gated side access leads to the rear garden, which is laid to lawn and offers a private outdoor space, ideal for relaxation or entertaining.

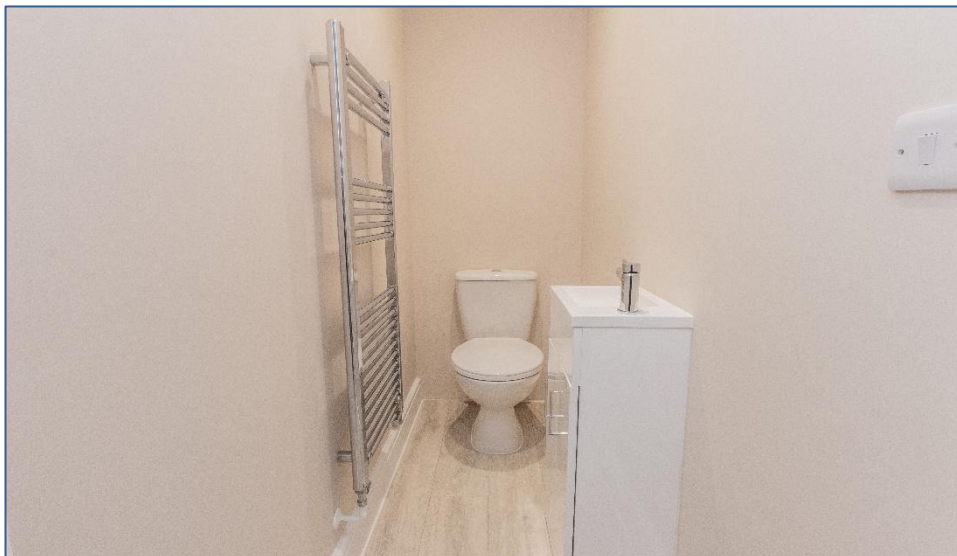
This home combines contemporary design with practical features, making it a fantastic choice for those seeking a comfortable, low-maintenance property in a convenient location.

SITUATION

Situated in a central location in the Wealden village of Hawkhurst, which provides good day to day facilities including Supermarkets, (Waitrose & Tesco), Butchers, Bakers, Doctors surgery, Chemist, Restaurants, Kino digital cinema, Pub, Hotel, Dry cleaners, Vets as well as a range of independent stores. The nearby towns of Tunbridge Wells, Cranbrook & Tenterden offer additional facilities. In addition, there are many sporting facilities in the area including several golf clubs, equestrian centres & sailing at Bewl Water. It is also within easy reach of Bedgebury Pinetum which offers miles of cycling, walking and running trails. Main-line rail services into London Charing Cross, London Bridge and Cannon Street, can be found at nearby stations - Staplehurst or Etchingham take approx. 1 hr. Excellent education opportunities exist within the area in both the private and state sector. The property falls within the favoured Cranbrook School Catchment Area (CSCA).



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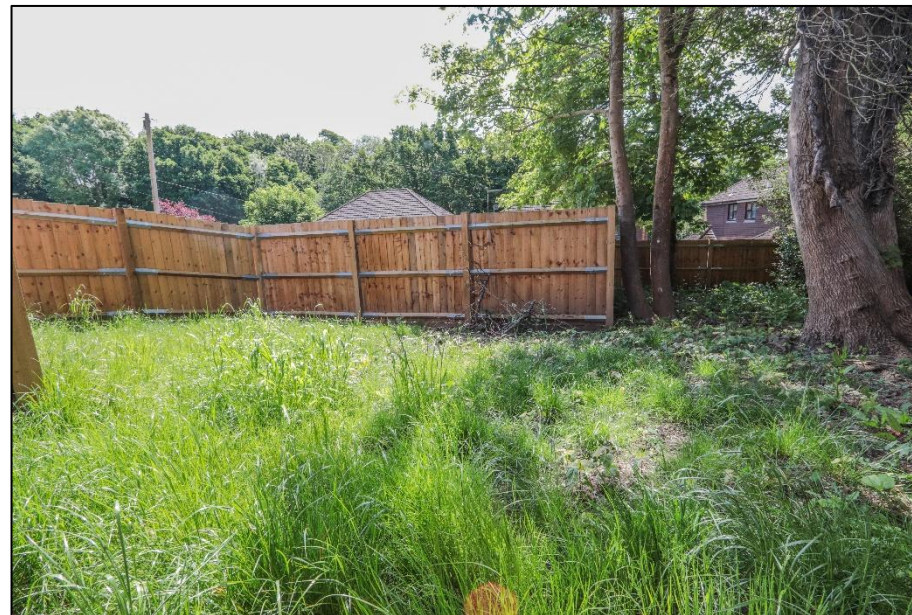


COUNCIL TAX

Maidstone Borough Council Tax Band TBC

ENERGY PERFORMANCE CERTIFICATE

EPC Rating:



MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.

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FLOORPLANS

