



114 Eyhorne  
Street,  
Hollingbourne,  
Maidstone,  
Kent, ME17 1UA

Guide Price  
£575,000



**WOODS**  
ESTATE AGENTS





Introducing a generous family home in the heart of Hollingboure, offering 4 bedrooms, 2 bathrooms and plenty of scope to make it your own. Situated in a highly sought after location for families, this property extends 1,231 sqft with lots of flexible space to accommodate a modern lifestyle. If you are looking for a home in a beautiful village setting, with countryside walks on your doorstep yet nearby to transport links and local connections, this property is a must view.

Upon entering the house, there is a generous hallway suitable for welcoming family and friends. It is nice and bright due to the floor to ceiling glazing letting in lots and natural light. Extending from the front to the rear, the lounge diner offers the perfect space to relax and entertain. With a dual aspect, the living rooms benefits from direct access out onto the south-facing garden. The kitchen is a good-size, finished in a modern grey shaker-style cabinetry, it offers lots of storage and an integrated oven with gas hob.

Accessed via the garden, the garage has been completely converted into a flexible space that could be used as an office, snug or home gym. To complete the ground floor of this home, there is a handy downstairs WC from the hallway.



WOODS  
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*It is a  
perfect  
location  
for  
families.*

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Upstairs, boasts 3 double bedrooms, 1 single and a family bathroom. The primary bedroom benefits from a separate ensuite shower room and all are neutrally decorated with room for wardrobes.

Outside, there is a substantial driveway for multiple cars with an attractive in and out entrance. There is convenient side access round to the low-maintenance back garden, where you can enjoy the sun all day from the patio.

The property is mains connected water, gas, electricity and drainage. It has central heating and an EPC rating of C. There is superfast broadband available with fibre to the cabinet for those looking for good connectivity when working from home. The mobile signal and data is limited inside the property and likely outside across most networks.

Ideally located in the heart of Hollingbourne, there are three pub restaurants in the village, in addition to a community café at the station, Cardwell Pavillion community hub and playground, Hollingbourne Primary School, osteopath and barbers. Hollingbourne station is just a short walk away, where there are regular direct services to London and Ashford. A short drive takes you to the Junction 8 of the M20 motorway, which links to the M2, M26 & M25.





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*We love the  
countryside  
walks.*



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Need to know...

- 4 bedroom semi-detached home
- Dual aspect lounge diner
- Large modern kitchen
- 1,231 sqft of flexible living space
- Beautiful village location
- Low-maintenance south-facing garden
- Converted garage into a home office, snug, gym or bedroom
- Gas central heating
- Large in and out driveway for multiple cars
- Train station to London & Ashford in walking distance
- EPC Rating C
- Council Tax Band G
- Superfast broadband





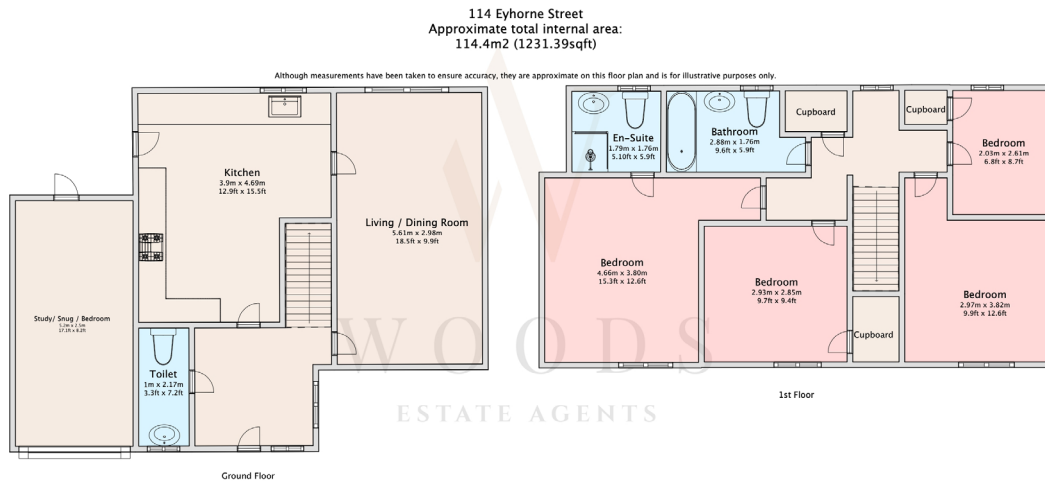


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*This house has a lot of potential.*

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# Interested?

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