



Moloney
COUNTRY PROPERTY



6 CRANE HOUSE GARDENS HAWKHURST

6 CRANE HOUSE GARDENS, HIGH STREET, HAWKHURST, KENT. TN18 4EG

A MODERN, 2 BED END OF TERRACE HOUSE, LOCATED JUST OFF THE HIGH ST WITHIN WALKING DISTANCE OF VILLAGE AMENITIES. ACCOMMODATION INCLUDING SITTING/DINING ROOM, KITCHEN, DOWNSTAIRS SHOWER ROOM, 2 DOUBLE BEDROOMS & 1ST FLOOR SHOWER ROOM. DETACHED GARAGE, OFF ROAD PARKING. PRIVATE GARDEN & ONE 12TH SHARE OF COMMUNAL GARDEN. GFCH.

ACCOMMODATION LIST: ENTRANCE HALL, CLOAKROOM, SHOWER ROOM, SITTING/DINING ROOM, KITCHEN, FIRST FLOOR LANDING, 2 DOUBLE BEDROOMS, SHOWER ROOM. DETACHED GARAGE, PARKING SPACE TO THE FRONT, FURTHER ALLOCATED PARKING. FRONT GARDEN, REAR GARDEN, 12TH SHARE OF COMMUNAL GARDENS. GFCH.



Path to the side with door to:

COVERED WALKWAY: Door leading out to the rear garden. Area of worktop with storage space. UPVC door with inset leaded light glazed panels to:

ENTRANCE HALL: Stairs with balustrade to the first floor. Matching doors to all rooms. Contemporary vertical radiator.

CLOAKROOM: UPVC obscure double glazed window to side. Fitted with WC & pedestal hand basin with tiled splashback. Lino tiled floor. British Gas gas boiler. Cloak hooks.

SHOWER: Fitted with shower cubicle with glass sliding door and Aqua panelled walls. Agents Note: The front door has been blocked off but could be reinstated if required.

KITCHEN: UPVC double glazed window to the front. Fitted with contemporary range of pale grey base and wall units with square edge wood effect worktop over, inset with single bowl, single drainer, stainless steel sink unit. Space for gas cooker with extractor/light over. Plumbing for washing machine, space for further under counter appliances. Tiled splashbacks. Lino tiled floor. Under stairs storage cupboard.

SITTING/DINING ROOM: French doors with matching panels to side leading out to the rear garden. TV point. Contemporary vertical radiator.

GUIDE PRICE £299,950



Stairs with wooden handrail to:

FIRST FLOOR LANDING: Matching doors to all rooms. Loft hatch. Airing cupboard.

BEDROOM ONE: UPVC double glazed window to the rear. Fitted with wall to wall range of wardrobe cupboards. TV point.

BEDROOM TWO: UPVC double glazed window to the front. Sliding doored wardrobe recess.

SHOWER ROOM: UPVC double glazed window to the front. Fitted with white suite comprising WC, hand basin set into white high gloss double doored storage unit and metro tiled double shower cubicle with sliding glass door.

OUTSIDE: The property is approached over a private drive leading to the detached garage with a parking space in front. There is a further allocated parking space at the end of the drive. A path leads to the covered walkway at the side. The rear garden is mainly laid to lawn with planted borders, hedged and fenced to all sides with a gate leading into the communal gardens, of which No 6 enjoys a 1/12th share.

SERVICES: All mains services are connected.

FLOOR AREA: 82 m² (833 ft²) Approx.

EPC RATING: 'C'

LOCAL AUTHORITY: 'Tunbridge Wells Borough Council'.

COUNCIL TAX BAND: 'C'

TENURE: Freehold

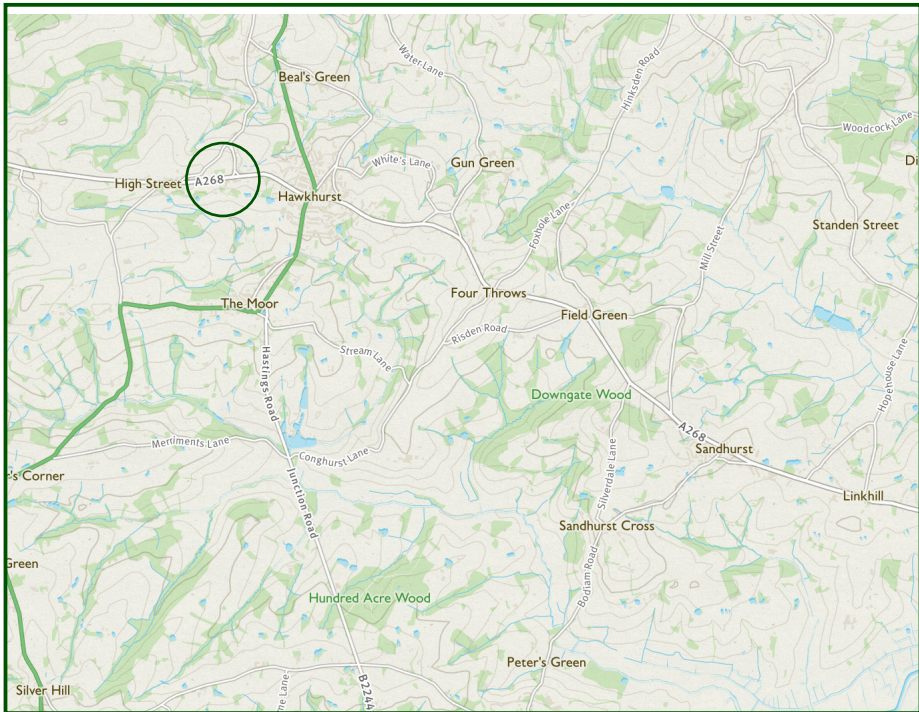
TRANSPORT LINKS: For the commuter, Etchingham and Stonegate stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

DIRECTIONS: Travelling south on the A21, turn left at the Flimwell traffic lights onto Hawkhurst Rd, continue almost to the traffic lights, turning left into the Crane House Gardens driveway on the corner of Northgrove Rd.

What3Words (Location): ///topples.flexed.dares

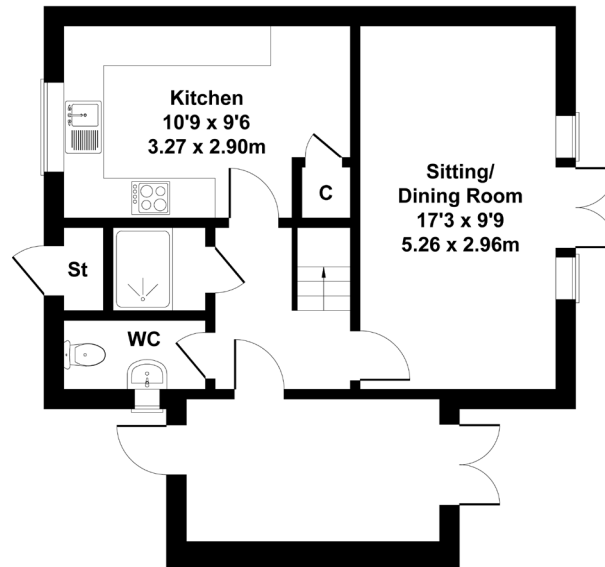
VIEWINGS: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.



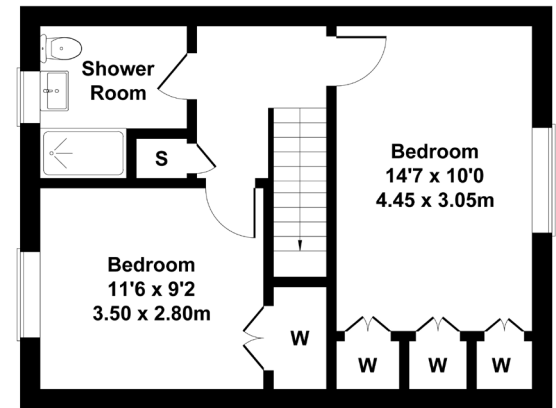
IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

6 Crane House Gardens

Approximate Gross Internal Area
883 sq ft - 82 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale.
For Illustrative Purposes Only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MOLONEYCOUNTRYPROPERTY.COM

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