



Moloney
COUNTRY PROPERTY



CASSETTA HAWKHURST

CASSETTA, COPTHALL AVENUE, HAWKHURST, KENT. TN18 4LR

CHAIN FREE. A SEMI DETACHED 2 BED BUNGALOW, LOCATED IN A SOUGHT AFTER RESIDENTIAL LOCATION, CONVENIENTLY SITUATED FOR LOCAL AMENITIES WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA. OFFERING EXCELLENT SCOPE FOR REFURBISHMENT, COMPRISING 2 RECEPTION ROOMS, KITCHEN, 2 DOUBLE BEDROOMS & BATHROOM. SINGLE GARAGE, OFF ROAD PARKING, REAR GARDEN.

ACCOMMODATION LIST: ENTRANCE HALL, SITTING ROOM, KITCHEN, DINING ROOM, INNER HALL, TWO BEDROOMS, BATHROOM. FRONT GARDEN, LINK ATTACHED GARAGE, OFF ROAD PARKING FOR 1 VEHICLE, REAR GARDEN, LEAN-TO GREENHOUSE. GFCH.



Sliding patio door to:

ENTRANCE HALL: Windows to both sides. Obscure glazed sliding door to inner hall and:

SITTING ROOM: Double glazed window with Vertical Blinds to the front. Wall light points. Bi-folding door to:

KITCHEN: Double glazed window to the rear. Fitted with I-shaped range of laminate base and wall units with square edge laminate worktop over, tiled splash-backs, single bowl single drainer stainless steel sink unit. Electric cooker point. Cork tiled floor. Fluorescent tube light. Airing cupboard housing hot water tank. Shelved larder cupboard. Loft hatch. Bi-folding door to:

DINING ROOM: Double glazed window to the side and part obscured glazed door leading out to the rear garden.

INNER HALL: Bi-folding door to:

BEDROOM ONE: Double aspect room with double glazed windows to the rear and side. Fitted with range of wardrobe cupboards.

BEDROOM TWO: Double glazed window to the front with vertical blinds. Fitted with range of wardrobe cupboards.

GUIDE PRICE £325,000



BATHROOM: Obscured glazed window to the rear. Fitted with white suite comprising WC, hand basin set into tiled surround with shelves below and bath with Triton shower over, tiled walls. Heated towel rail.

OUTSIDE: The property is approached from a 'no through road' over a paved pathway with drive alongside giving access to the link attached garage with up and over door to the front end, personnel door to the side, providing parking for 1 car. A wrought iron gate gives access to the rear garden, which is hedged and fenced to all sides with path leading to the back door, benefiting from a small area of lawn, paved terrace, timber garden store and lean-to greenhouse.

SERVICES: All mains services are connected. Gas Central Heating

FLOOR AREA: 84 m² (904 ft²) Approx.

EPC RATING: 'E'

LOCAL AUTHORITY: 'Tunbridge Wells Borough Council'.

COUNCIL TAX BAND: 'D'

TENURE: Freehold

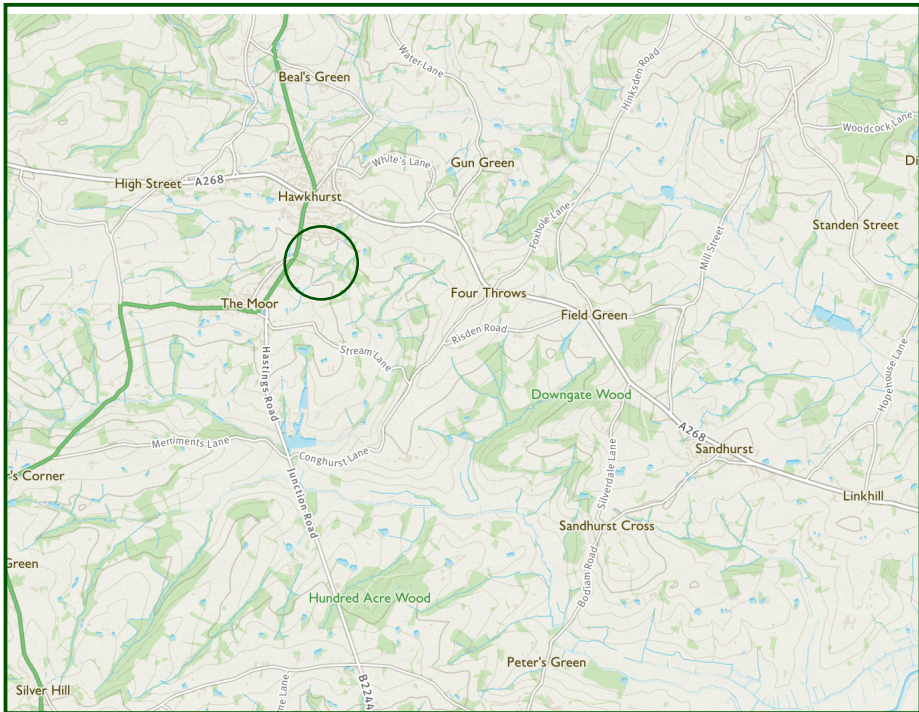
TRANSPORT LINKS: For the commuter, Etchingham and Stonegate stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe.

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

DIRECTIONS: Travelling towards Flimwell on the A268, turn left at the central Hawkhurst village traffic lights. Proceed down Highgate Hill, taking the third left turning into Copthall Ave. Casetta will be found on the left towards the end of the road.

What3Words (Location): ///justifies.tipping.epic

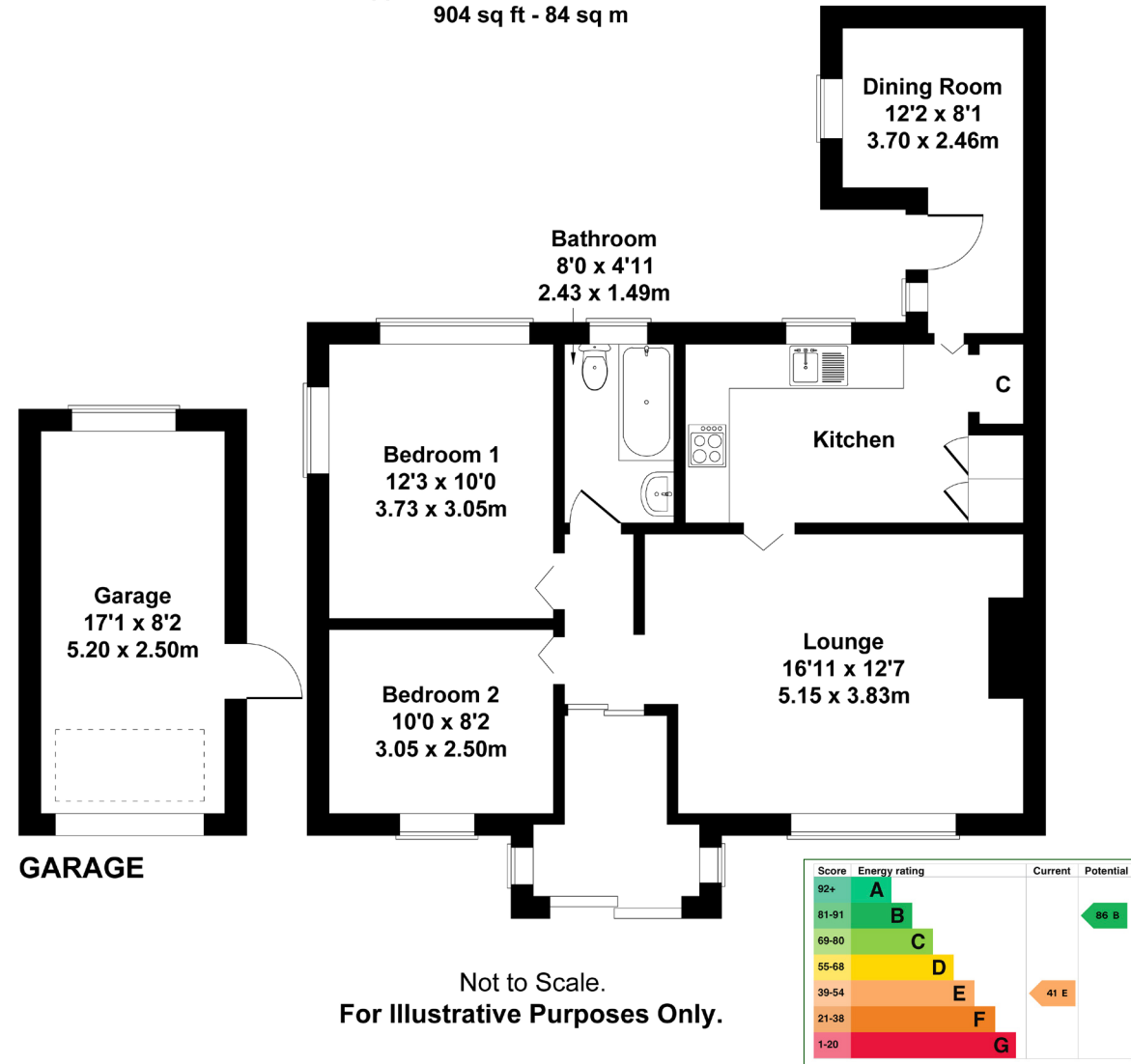
VIEWINGS: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.



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.

Casetta

Approximate Gross Internal Area
904 sq ft - 84 sq m



MOLONEYCOUNTRYPROPERTY.COM

EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM

TELEPHONE: 01797 253000 or 01580 212828