

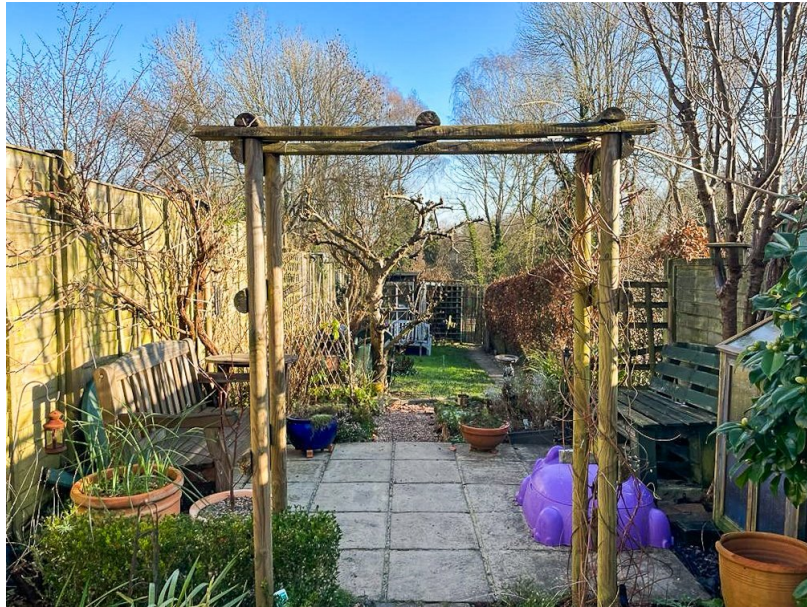


Peter
Buswell
Independent Family Estate Agents

Spacious Family Home in Hawkhurst

Guide Price £325,000

3 1 2



A characterful, three bedroom Victorian house with well-presented accommodation set over three floors. The living space offers two reception rooms and a kitchen with a door leading to the 110ft rear garden. The main bedroom and very generous bathroom is on the first floor, with two further bedrooms on the 2nd floor. Off road parking to the rear. CSCA

Location

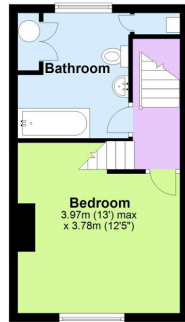
Situated within the village of Hawkhurst which provides good local shopping, Kino digital cinema and restaurants. More extensive shopping, sport and leisure facilities can be found in Cranbrook, Tenterden and Royal Tunbridge Wells. Education opportunities exist within the area in both the private and state sector, at all levels. These include Cranbrook and Hawkhurst primary schools, Marlborough House, Dulwich, St. Ronan's and Claremont preparatory schools. Cranbrook School, The High Weald Academy, Claremont Senior School and Sutton Valence School at secondary level. Main-line commuter rail services into London Charing Cross, London Bridge and Cannon Street, approx 1 hour, can be found at Staplehurst or Etchingham stations.



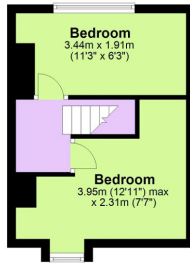
Ground Floor
Approx. 33.3 sq. metres (358.6 sq. feet)



First Floor
Approx. 26.0 sq. metres (280.2 sq. feet)



Second Floor
Approx. 20.9 sq. metres (225.0 sq. feet)



Total area: approx. 80.3 sq. metres (863.8 sq. feet)

- GUIDE PRICE £325,000 TO £350,000
- ACCOMMODATION SET OVER THREE FLOORS
- KITCHEN WITH DOOR OUT TO THE GARDEN
- 110FT REAR GARDEN
- EPC RATING C
- CHARMING VICTORIAN THREE BEDROOM HOUSE
- LIVING ROOM & SEPARATE DINING ROOM
- A GENEROUS FIRST FLOOR BATHROOM
- OFF ROAD PARKING TO THE REAR
- COUNCIL TAX BAND C



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |