



Peter  
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Available With No Onward Chain in Hawkhurst  
£350,000

3 1 1



Nestled in the heart of Hawkhurst Village, this charming three-bedroom semi-detached house offers a perfect blend of comfort and convenience. With its attached single garage and modern amenities, this property provides an ideal family home in a sought-after location.

Conveniently located just a short walk from Hawkhurst Village centre, residents enjoy easy access to local amenities and services. The interior boasts a well-presented living space with a generous living room and a modern fitted kitchen/diner. A double glazed door from the kitchen takes you out to the paved and decked rear garden. Double glazed windows enhance energy efficiency ensuring a comfortable living environment year-round. The upstairs bathroom is appointed with a white suite

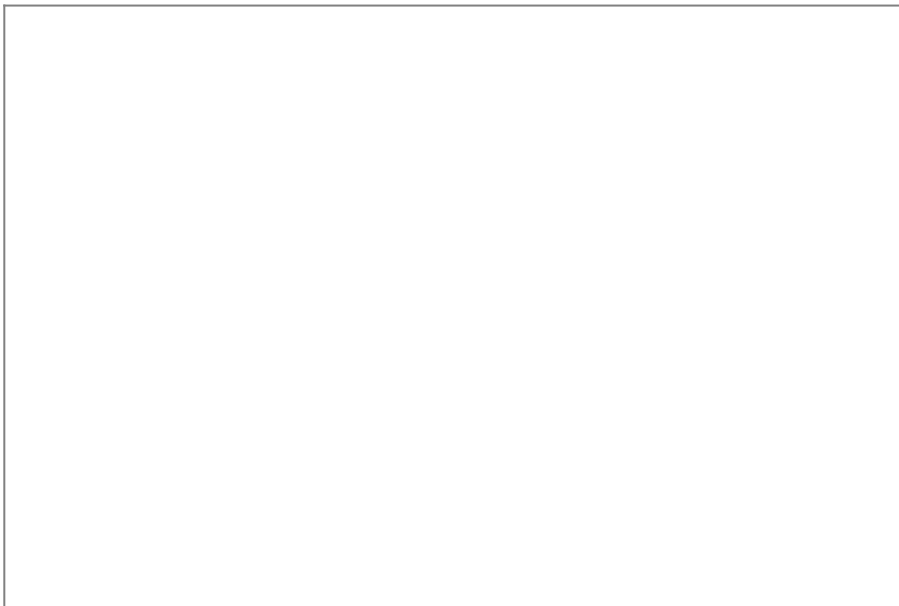
### **If you live here**

Living here you'll relish the convenience of living just a short walk away from the vibrant Hawkhurst Village Colonnade. Here, you'll find an array of local shops and supermarkets, catering to your day-to-day shopping needs. Additionally, indulge in leisurely afternoons at the Kino cinema, complete with a licensed café for a cinematic experience unlike any other. For book lovers, the nearby library offers a tranquil reading retreat.

After a long day, unwind at one of the local pubs with a drink and a meal. Fuel up conveniently at the nearby petrol station, ensuring you're always ready for your next trip. Families with children will appreciate the proximity to excellent schools, including the village primary school and the sought-after Cranbrook School for secondary education. For those seeking private schooling options, Marlborough House School and St Ronan's School provide outstanding educational opportunities.

Experience the epitome of village living with this delightful property, offering both comfort and convenience in equal measure.





- THREE BEDROOM SEMI DETACHED HOUSE
- ATTACHED SINGLE GARAGE AND DRIVEWAY
- MODERN FITTED KITCHEN/ DINER
- GENEROUS LIVING ROOM
- REAR GARDEN
- UPSTAIRS BATHROOM WITH WHITE SUITE
- WITHIN WALKING DISTANCE TO HAWKHURST VILLAGE COLONNADE
- CRANBROOK SCHOOL CATCHMENT AREA
- EPC RATING C
- COUNCIL TAX BAND D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		