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Set On The Outskirts Of Hawkhurst Village

£525,000

3 1 2



A beautifully presented three-bedroom end of terrace Victorian home situated on the outskirts of Hawkhurst village.

As you enter, you are greeted by a spacious living room boasting dual aspect windows that flood the space with natural light. The heart of the home awaits through double doors, leading you into the generously sized family kitchen dining room, with a high quality modern fitted kitchen with Quartz work surfaces, there is ample space for a dining table that provides the ideal setting for family meals and entertaining. A convenient utility room and WC are easily accessible through an adjacent door. Step outside through double doors onto the east/southerly aspect garden which is laid to lawn with beautiful flower borders and a choice of patio seating areas, perfect for al fresco dining or simply unwinding in the sunshine.

From the living room a wide and easy to ascend staircase takes you up to the first floor which accommodates three generous double bedrooms and a family bathroom boasting modern amenities that provides a serene retreat after a long day.

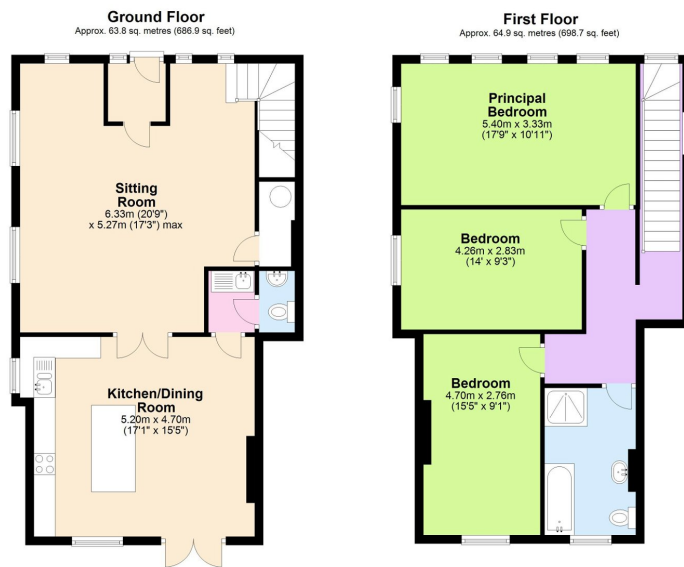
Throughout the home, high ceilings add to the sense of space and airiness, creating a welcoming atmosphere.

If you lived here, Ideally positioned on the outskirts of the popular village of Hawkhurst while still being within reach of amenities.

For schooling this property is within the sought after Cranbrook School Catchment and has a local primary school nearby. Additionally private education is available with Marlborough House School and St Ronan's schools nearby.

Commuting is a breeze with two mainline stations within a 15-minute drive, providing convenient access to neighbouring towns and cities. Plus, the close proximity to the A21 ensures effortless travel for both work and leisure pursuits.





Total area: approx. 128.7 sq. metres (1385.6 sq. feet)

- THREE BEDROOM END OF TERRACE
- SUNNY SOUTH EAST FACING GARDEN
- HIGH CEILINGS
- SHORT DRIVE TO HAWKHURST COLONNADE
- EPC RATING C
- BEAUTIFULLY PRESENTED THROUGHOUT
- CONTEMPORARY FITTED KITCHEN
- OFF ROAD PARKING FOR TWO CARS
- CRANBROOK SCHOOL CATCHMENT AREA
- COUNCIL TAX BAND E



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 77 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |