



Peter
Buswell
Independent Family Estate Agents

Available With No Onward Chain In Hawkhurst
£325,000

3 1 2



A charming three-bedroom house located in the popular village of Hawkhurst. This property offers convenient parking for one car at the front of the house. Upon entering, you are welcomed via an entrance porch into a living room, featuring an open fireplace. Adjoining the living room is a dining room with stairs to the first floor and a door to a generously sized kitchen. The kitchen is fitted with wall and base units with French doors opening out to the rear garden, providing an ideal space for entertaining and alfresco dining.

The first floor accommodates the principal double bedroom and a family shower room, on the landing stairs lead up to the second floor, which houses two additional bedrooms.

This property is offered with no onward chain, making it ready for you to move in and make it your own.

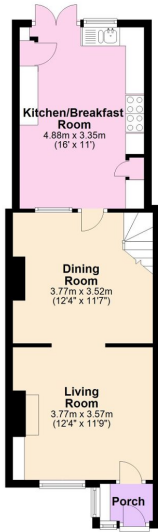
If You Live Here

Situated on a residential road, this house is within walking distance of the Hawkhurst Colonnade and local shops. The village of Hawkhurst offers a variety of local amenities, including a chemist, bakers, butchers, florist, and gift shop, as well as a Tesco's and Waitrose supermarket. There are a choice of several pubs with great menus and also a selection of takeaway restaurants, including Chinese, Indian, and Turkish cuisine, providing diverse dining options.

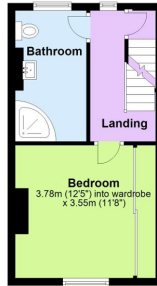
Mainline train stations can be found at Etchingham and Staplehurst that offer access to London and Ashford, while bus services are available from the village to Maidstone, Tunbridge Wells, and Hastings.



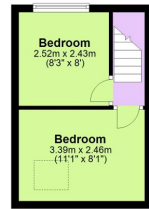
Ground Floor
Approx. 49.7 sq. metres (491.9 sq. feet)



First Floor
Approx. 28.5 sq. metres (285.4 sq. feet)

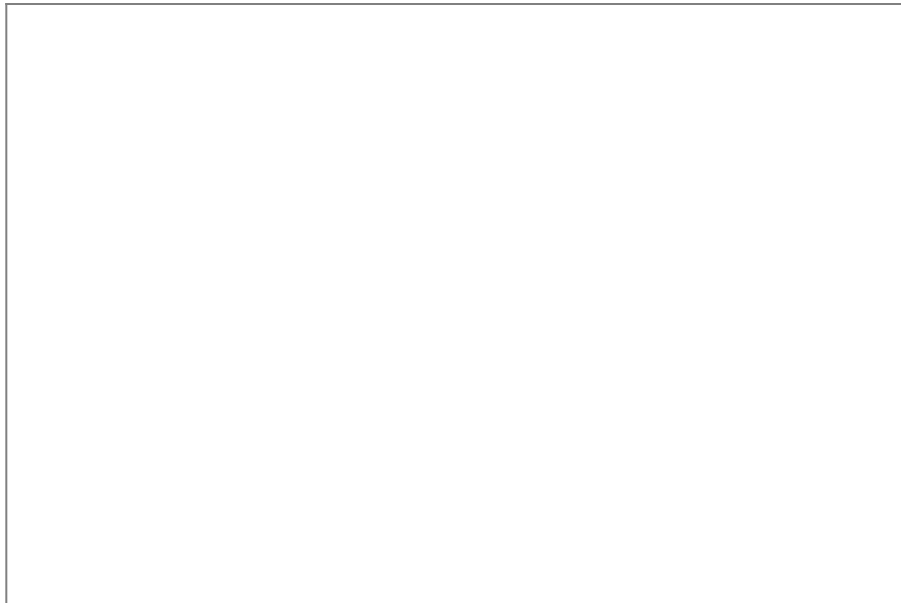


Second Floor
Approx. 17.2 sq. metres (185.4 sq. feet)



Total area: approx. 89.4 sq. metres (962.6 sq. feet)

- NO ONWARD CHAIN
- WALKING DISTANCE TO SHOPS
- LIGHT AND SPACIOUS KITCHEN
- CRANBROOK SCHOOL CATCHMENT AREA
- COUNCIL TAX BAND C
- THREE BEDROOM TERRACED HOUSE
- OFF-ROAD PARKING
- SUNNY REAR GARDEN
- EPC RATING D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		