



Peter
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Independent Family Estate Agents

Available With No Onward Chain In Hawkhurst

£365,000

3 1 1



This three-bedroom semi-detached house with charming period features in the popular village of Hawkhurst is offered with no onward chain, making it an ideal opportunity for buyers to create a bespoke living space tailored to your personal needs and tastes. Located in a quiet position at the end of a no-through road but within walking distance of Hawkhurst shops and amenities.

Upon entering the house, you will find a generous kitchen with room for a dining area and an adjoining living room which features an open fireplace. Additionally, there is storage throughout the property for practicality and convenience.

Upstairs, the property boasts three well-proportioned bedrooms and a family bathroom. One of the bedrooms features a period fireplace, adding unique character to the space.

The well maintained rear south-facing garden is a standout feature which ensures plenty of sunlight throughout the day. The enclosed garden offers privacy making it an ideal space for outdoor relaxation and entertaining. Additionally, there is a garden shed providing useful storage for tools and equipment.

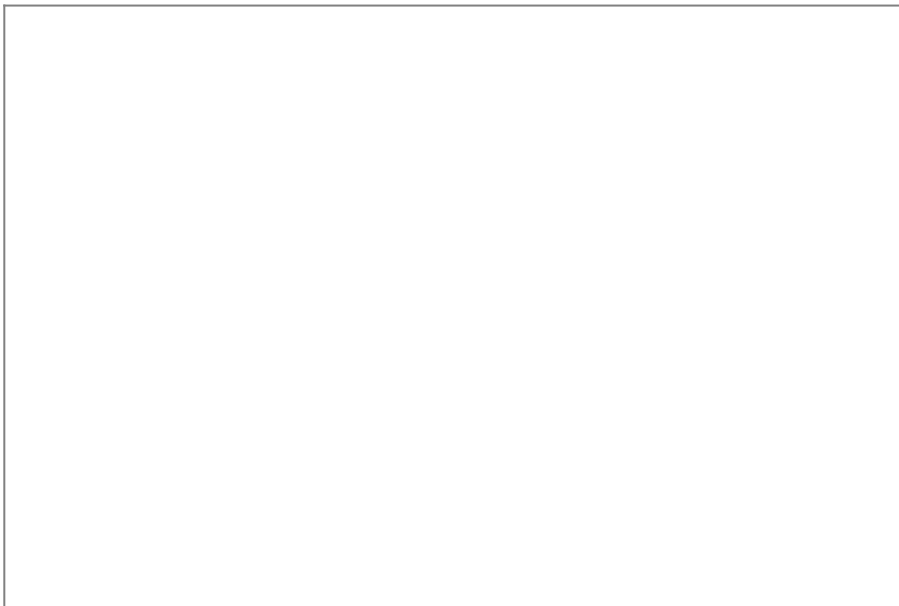
To the end of the garden there is gated access and a pathway that leads on to the two off road parking spaces.

If You Lived Here:

This house is perfectly positioned within walking distance to the Hawkhurst Colonnade offering a diverse array of shops, dining and entertaining facilities. Families will appreciate the proximity to the local primary school and for secondary education it is in the Cranbrook School Catchment Area renowned for its academic excellence and prestigious reputation. In addition, for those seeking private education Marlborough House School and St Ronan's School are within easy reach.

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.





- AVAILABLE WITH NO ONWARD CHAIN
- QUIETLY POSITIONED AT THE END OF A NO-THROUGH ROAD
- A PRETTY SOUTH-FACING REAR GARDEN
- WITHIN WALKING DISTANCE OF SHOPS
- EPC RATING D
- THREE BEDROOM SEMI-DETACHED HOUSE
- KITCHEN/DINER WITH DOOR TO GARDEN
- GREAT POTENTIAL TO MODERNISE TO OWN TASTE
- CRANBROOK SCHOOL CATCHMENT AREA
- COUNCIL TAX BAND C



Score	Energy rating	Current	Potential
92+	A		104 A
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		