



**Peter** 

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**Buswell**  
Independent Family Estate Agents



# Situated On The Historic Moor In Hawkhurst

Guide Price £450,000

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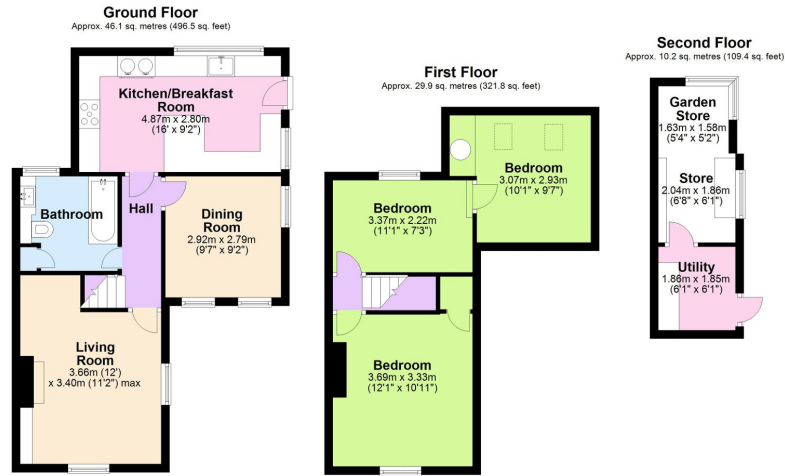
A delightful two-bedroom semi-detached home situated on the sought-after Talbot Road, near the historic Moor in Hawkhurst. This charming property is set in a desirable area, offering a blend of countryside tranquillity and village convenience. At the front of the property, there is a generous parking space on a private driveway. A pretty walkway leads you to the side door, where you enter a spacious and well-fitted kitchen dining room. From here, you can enjoy delightful views of the garden through the kitchen windows.

Accessible from an inner lobby, the living room is a haven featuring a charming log burner, perfect for relaxing evenings. Conveniently located on the ground floor is also a bathroom for ease of access.

On the first floor, two double bedrooms provide ample sleeping space. The principal bedroom benefits from an additional room, ideal for use as a dressing room or study, though it has limited height.

The rear garden is beautifully laid to lawn, adorned with lovely flower beds and seating areas, perfect for outdoor enjoyment and entertaining. An additional outbuilding offers flexibility, currently used as a gym/workshop but equally suitable as a home office.





Total area: approx. 86.2 sq. metres (927.7 sq. feet)

- GUIDE PRICE £450,000 TO £475,000
- LIGHT AND SPACIOUS KITCHEN/DINER
- SITUATED ON HAWKHURST MOOR
- STUNNING ESTABLISHED GARDENS & PARKING
- EPC RATING E
- TWO BEDROOM END OF TERRACE HOUSE
- LIVINGROOM WITH A LOG BURNER
- BEDROOM WITH ADJOINING STUDY/DRESSING ROOM
- OUTBUILDING WITH GYM/WORKSHOP
- COUNCIL TAX BAND C



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		