



Peter
Buswell
Independent Family Estate Agents

No Onward Chain in Hawkhurst

Guide Price £425,000

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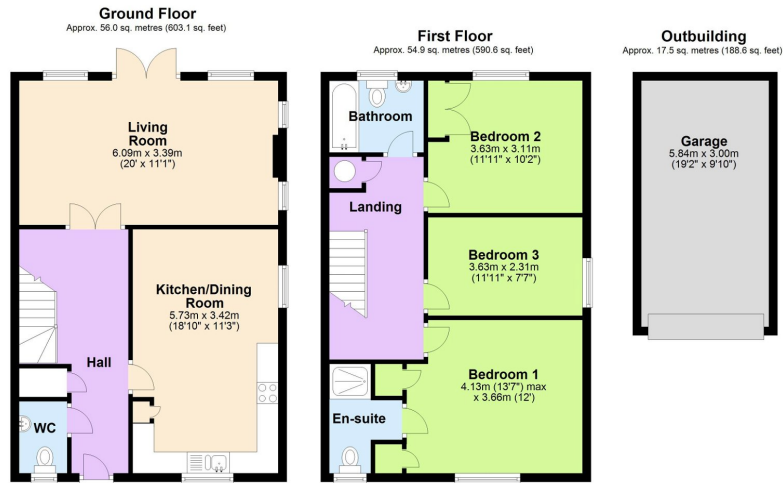


Positioned within a small residential close in the hamlet of Gills Green, Hawkhurst, this delightful three-bedroom attached house offers a perfect blend of modern-day comfort and practicality. The idyllic country setting overlooks the Gills Green Cricket Club Ground and fields beyond, enhancing the home's serene atmosphere. As you approach the property, you'll find a single parking space in front of the garage, with an additional parking space on private land to the side of the house.

Upon entering, you are greeted by a spacious and light-filled hallway that sets the tone for the rest of the home. This welcoming entrance includes a downstairs toilet, ample storage, and a versatile office area. The kitchen/dining room is a highlight, featuring a well-appointed fitted kitchen with dual-aspect windows that bathe the room in natural light from the south and west. The large lounge is flooded with natural light, also boasting dual-aspect windows facing east and south, ensuring a bright and airy atmosphere throughout the day. French doors open out onto the sunny garden, which is laid to lawn and adorned with pretty flower borders. There is a rear access gateway at the end of the garden providing a secure and discreet place for waste bins.

Upstairs, a large landing area leads to three generously sized double bedrooms. The principal bedroom benefits from an ensuite shower room and built-in storage, offering a private retreat within the home. The remaining two bedrooms are well-proportioned and share access to the main family bathroom. Additional features include dimmable spotlights throughout, a part-boarded loft that stretches the full length of the house, and a solid oak wood floor and staircase.





Total area: approx. 128.4 sq. metres (1382.3 sq. feet)

- OPEN DAY SATURDAY 27TH JULY
- GUIDE PRICE £425,000 TO £450,000
- THREE BEDROOM ATTACHED HOUSE
- SITUATED ON THE OUTSKIRTS OF HAWKHURST
- A SMALL PRIVATE DEVELOPMENT
- LIVING ROOM WITH FRENCH DOORS TO REAR GARDEN
- SPACIOUS KITCHEN/DINER
- SINGLE GARAGE & PARKING
- EPC RATING C
- COUNCIL TAX BAND E



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		