



Peter
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Independent Family Estate Agents

Conveniently Located to Hawkhurst Shops

£350,000

3 1 1



Conveniently located just a short walk from Hawkhurst Village centre, residents enjoy easy access to local amenities and services. This well presented three bedroom semi detached house with an attached single garage and driveway offers a perfect blend of comfort and convenience. The interior boasts a well-presented living space with a generous living room and a modern fitted kitchen/diner. A double glazed door from the kitchen takes you out to the paved rear garden. Upstairs are the three bedrooms with a modern family bathroom. Double glazed windows enhance energy efficiency ensuring a comfortable living environment year-round.

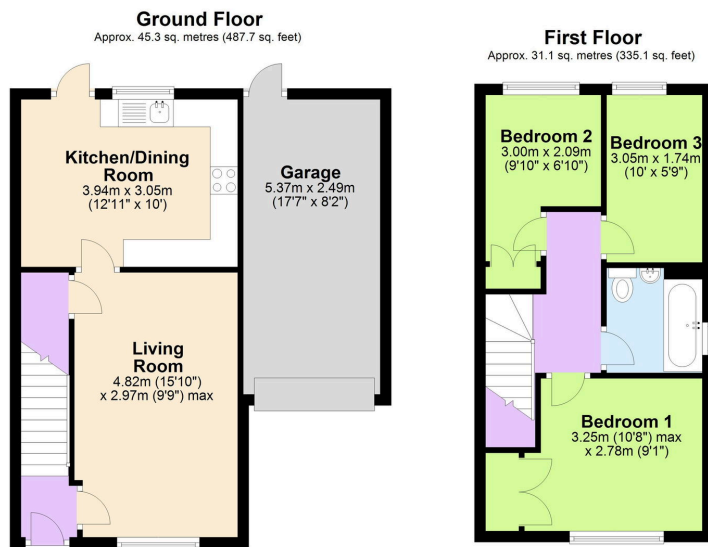
If You Live Here

Living here you'll relish the convenience of living just a short walk away from the vibrant Hawkhurst Village Colonnade. Here, you'll find an array of local shops and supermarkets, catering to your day-to-day shopping needs. Additionally, indulge in leisurely afternoons at the Kino cinema, complete with a licensed café for a cinematic experience unlike any other. For book lovers, the nearby library offers a tranquil reading retreat.

After a long day, unwind at one of the local pubs with a drink and a meal. Fuel up conveniently at the nearby petrol station, ensuring you're always ready for your next trip. Families with children will appreciate the proximity to excellent schools, including the village primary school and the sought-after Cranbrook School for secondary education. For those seeking private schooling options, Marlborough House School and St Ronan's School provide outstanding educational opportunities.

Experience the epitome of village living with this delightful property, offering both comfort and convenience in equal measure.





Total area: approx. 76.4 sq. metres (822.8 sq. feet)

- THREE BEDROOM SEMI DETACHED HOUSE
- WELL PRESENTED ACCOMMODATION THROUGH OUT
- MODERN FITTED UPSTAIRS BATHROOM
- WALKING DISTANCE TO HAWKHURST COLONNADE
- EPC RATING C
- ATTACHED SINGLE GARAGE & DRIVEWAY
- MODERN FITTED KITCHEN/ DINER
- A PRETTY AND EASY TO MAINTAIN REAR GARDEN
- CRANBROOK SCHOOL CATCHMENT AREA
- COUNCIL TAX BAND D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		