



Peter
Buswell
Independent Family Estate Agents

Within Easy Reach Of Hawkhurst Colonnade

£325,000

3 1 1



A three-bedroom end of terrace house with accommodation set over three floors. Enjoying a prime village location, this property offers a perfect blend of comfort, convenience, and modern living.

As you step into this residence, you are greeted by a spacious and welcoming living room providing an ideal family space for relaxation and entertainment.

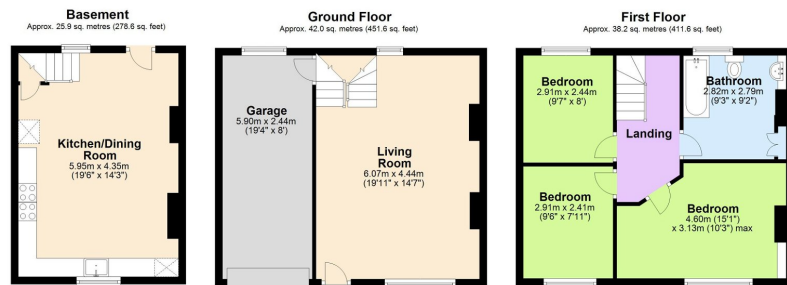
Moving to the lower ground floor, you will find a generously sized fitted kitchen/diner equipped with all the necessary appliances and ample storage, making it a delightful haven for cooking enthusiasts and hosting gatherings with friends and family.

Ascending to the first floor, you will discover three well-appointed bedrooms and a stylish bathroom. Each bedroom offers a peaceful retreat. The sleek bathroom features contemporary fixtures and fittings, offering a serene environment for unwinding after a long day.

Externally, this property features an attached integral garage, providing convenient parking and additional storage. The west-facing courtyard garden is a delightful outdoor space ideal to enjoy the evening sunshine.

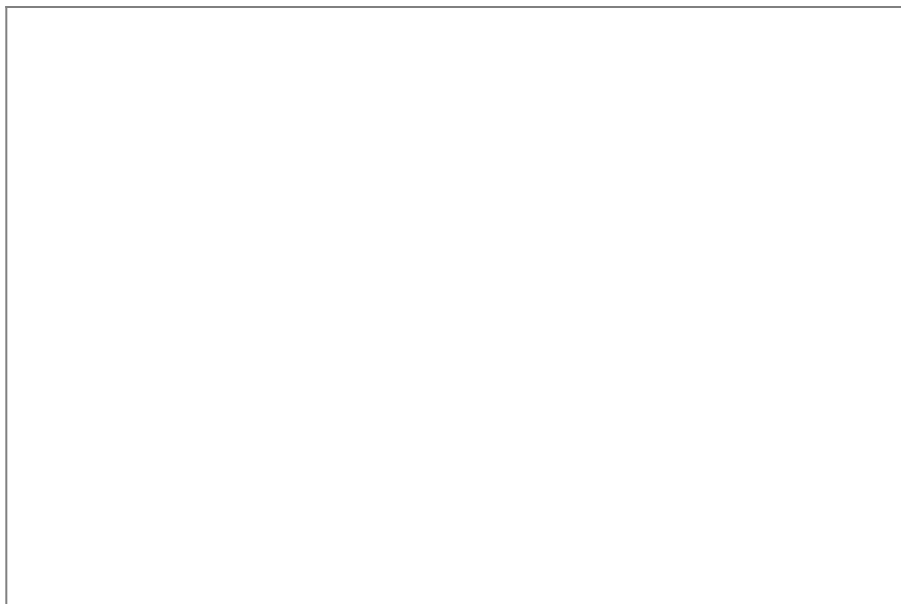
Situated within easy walking distance to the Hawkhurst Colonnade where residents can enjoy the convenience of local amenities, including local shops, Tesco's and Waitrose, pubs, cafes, a local cinema and more, all within reach.





Total area: approx. 106.1 sq. metres (1141.8 sq. feet)

- THREE BEDROOM END OF TERRACE HOUSE
- IDEALLY LOCATED TO THE HAWKHURST COLONNADE
- LIVING ROOM WITH WOOD BURNING STOVE
- WEST FACING COURTYARD GARDEN
- COUNCIL TAX BAND C
- GENEROUS LIVING SPACE OVER THREE FLOORS
- FITTED KITCHEN/DINER
- INTEGRAL GARAGE
- CRANBROOK SCHOOL CATCHMENT AREA
- EPC RATING D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		