



Peter
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Walking Distance to Hawkhurst Colonnade

£295,000

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Set within the pretty village of Hawkhurst, this charming two-bedroom semi-detached home blends character features with modern comfort. Upon entering, you're welcomed into an inviting dining room complete with a Victorian-style radiator and a feature red brick fireplace with bresummer beam above (currently not in use) creating the perfect dinner party atmosphere. The dining room flows into the living room, a bright and welcoming space with an open staircase leading to the first floor, a charming fireplace housing a wood burning stove and a feature internal window that looks in to the kitchen.

The stylish modern kitchen is fully fitted with integrated 'Neff' appliances, including a grill and oven and an integrated fridge/freezer. From the kitchen, a door opens directly to the rear garden, where a patio area leads up to a raised lawn. Facing east, the garden enjoys sunlight from dawn through to evening, creating an ideal setting for outdoor relaxation.

Adjacent to the kitchen is a practical inner lobby and utility area with plumbing for white goods, offering additional storage. The ground floor is completed by a contemporary, well-appointed bathroom.

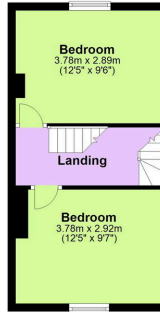
Upstairs, you'll find two spacious double bedrooms, each filled with natural light. A second staircase ascends to a versatile loft room with generous headroom, offering the potential to be used as an additional double bedroom or a home office.



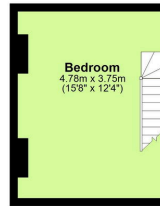
Ground Floor
Approx. 39.7 sq. metres (427.4 sq. feet)



First Floor
Approx. 28.4 sq. metres (305.2 sq. feet)



Second Floor
Approx. 17.9 sq. metres (192.9 sq. feet)



Total area: approx. 86.0 sq. metres (925.5 sq. feet)

- TWO/THREE BEDROOM SEMI-DETACHED HOUSE
- PRESENT AND DRESSED TO A HIGH STANDARD
- WALKING DISTANCE TO HAWKHURST HIGH STREET
- MODERN FITTED KITCHEN
- EPC RATING D
- TWO RECEPTION ROOMS
- EAST FACING GARDEN
- ATTIC/THIRD BEDROOM
- SET OVER THREE FLOORS
- COUNCIL TAX BAND C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		