



Peter  
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# A Beautifully Presented Home in Hawkhurst

£400,000

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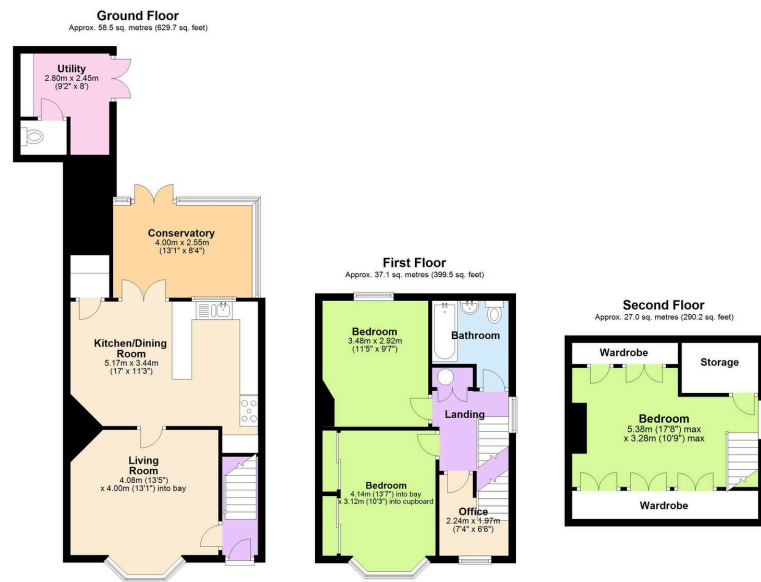
Situated in an elevated position on the edge of Hawkhurst, this delightful three-bedroom semi-detached house offers well-proportioned and thoughtfully laid-out accommodation over three floors. Steps lead up and through a pretty front garden to the front door. Upon entering, you're welcomed into a spacious entrance hall with stairs leading to the first floor and access to the main reception rooms. The generous front living room features a beautiful bay window that fills the room with natural light, along with a fireplace housing a wood burning stove, perfect for creating a cosy atmosphere.

The well-appointed kitchen/diner offers a fitted kitchen with a breakfast bar, which flows into the dining area. The dining space benefits from a handy larder cupboard and leads into a bright and airy conservatory. The conservatory has French doors opening out to the generous rear garden, ideal for outdoor relaxation and entertaining. The garden also features a useful outbuilding equipped as a utility room, providing additional practical space.

On the first floor, you'll find the principal bedroom, which enjoys a bay window to the front, along with a second bedroom, a family bathroom and an office that houses the stairs leading up to the second floor, where the third bedroom provides a peaceful retreat with ample space.

This home offers a fantastic blend of character, modern living, and practical features, all set in the picturesque village of Hawkhurst. An early viewing is highly recommended to fully appreciate the charm and space on offer.





Total area: approx. 122.6 sq. metres (1319.4 sq. feet)

- SEMI DETACHED THREE BEDROOM HOUSE
- LIVING ROOM WITH A BAY WINDOW & WOOD BURNING STOVE
- CONSERVATORY LOOKING OVER THE GENEROUS SECLUDED GARDEN
- CRANBROOK SCHOOL CATCHMENT AREA
- COUNCIL TAX BAND C
- SPACIOUS ACCOMMODATION SET OVER THREE FLOORS
- KITCHEN/DINER WITH BREAKFAST BAR & LARDER
- OUTBUILDING IN GARDEN EQUIPPED FOR A UTILITY ROOM
- EPC RATING D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		