



Peter
Buswell
Independent Family Estate Agents

Available With No Onward Chain in Hawkhurst
£425,000

3 2 2



This charming semi-detached house is approached by a private driveway that leads up to a single garage, offering ample off-road parking for several vehicles. The gardens embrace the house on three sides, unfolding in a delightful cottage style with blossoming fruit trees, raised vegetable beds, and a secluded rear courtyard. A detached shed completes the picture, providing excellent storage or workshop space.

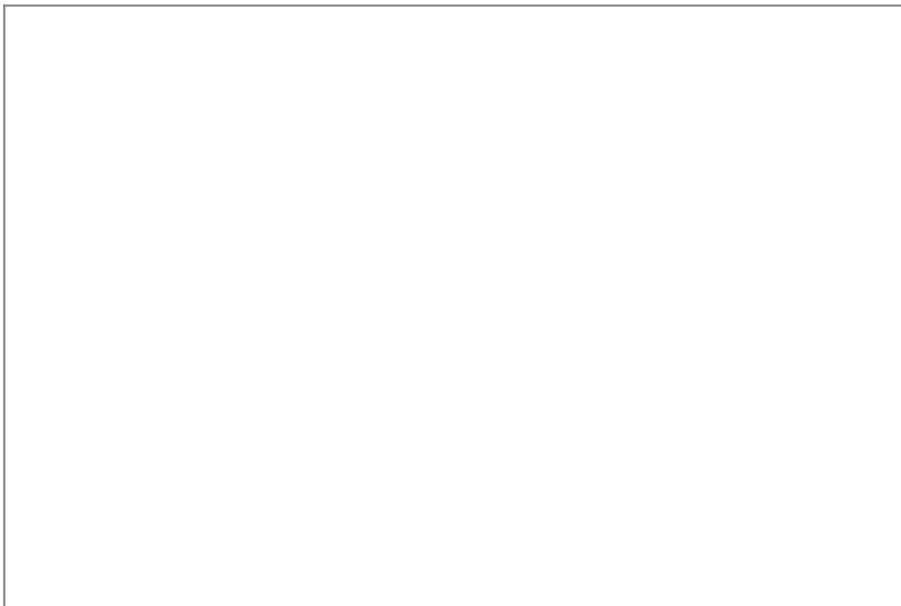
Step inside through the front door and you're welcomed into a cosy sitting room, where a woodburning stove is the focal point with a front-facing window, filling the space with warmth and character. From here, a staircase leads down to the lower ground floor, a surprisingly versatile room with full head height, perfect for use as a cinema snug, a peaceful home office, or even an occasional bedroom.

The ground floor itself offers a flexible and well-proportioned layout. A dining room, complete with a feature fireplace, opens seamlessly into a fitted kitchen, where doors to the side lead directly out into the garden, ideal for summer entertaining. A second reception room, equally suited as a ground-floor bedroom, benefits from its own en suite shower room, while a compact utility space offers practical access to the outdoors.

Upstairs, the principal bedroom spans generously across the first floor, its pine floorboards lending warmth and character, complemented by built-in storage. The adjoining bathroom is well-sized, complete with an airing cupboard. A second staircase rises to the top floor, revealing two additional bedrooms tucked beneath the eaves, both benefitting from clever storage solutions.

Altogether, this is a rare opportunity to acquire a property brimming with character, offering both charm and scope, ready to be modernised and reimagined to suit your own vision.





- A SPACIOUS SEMI-DETACHED HOUSE
- KITCHEN OPENING ON TO A DINING ROOM
- SPACIOUS FAMILY BATHROOM
- GARAGE AND PARKING
- EPC RATING D
- LIVING ROOM WITH WOOD BURNING STOVE
- GROUND FLOOR BEDROOM WITH AN ENSUITE SHOWER
- WRAP AROUND GARDENS
- AVAILABLE WITH NO ONWARD CHAIN
- COUNCIL TAX BAND D



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart