



Warehorne Road, Hamstreet, TN26 2JW

Guide Price £425,000 - £450,000



GUIDE PRICE £425,000 - £450,000. Extended four bedroom, two bathroom bungalow with garage, generous driveway and planning permission for further development, located just a short walk from amenities, the local primary school and mainline station.

Planning permission has been granted for a proposed part single storey, part two storey rear extension to include demolition of the existing garage. Plans can be viewed on Ashford Borough Councils website under Planning Application number - PA/2022/2882.

The ground floor accommodation offers entrance porch and hall which leads on to the a kitchen fitted with a range of shaker style wall and base units with access to a utility room and rear porch, a spacious living room with dining area, roof light and sliding doors out to the rear garden, and a shower room with large walk in shower, WC, hand basin with vanity unit beneath and heated towel radiator. The ground floor also offers two bedrooms overlooking the front garden, one with storage cupboard beneath the stairs.

The first-floor landing leads to two further bedrooms and the family bathroom with suite comprising of bath with shower attachment, WC, basin with vanity unit beneath and heated towel radiator. There is also a storage cupboard with access to eaves storage.

Externally to the rear is a private garden, mainly laid to lawn with patio area and access to the detached single garage. Gates lead out to a generous driveway providing ample off road parking and the front garden is mainly laid to lawn with a hedged and fenced boundary.

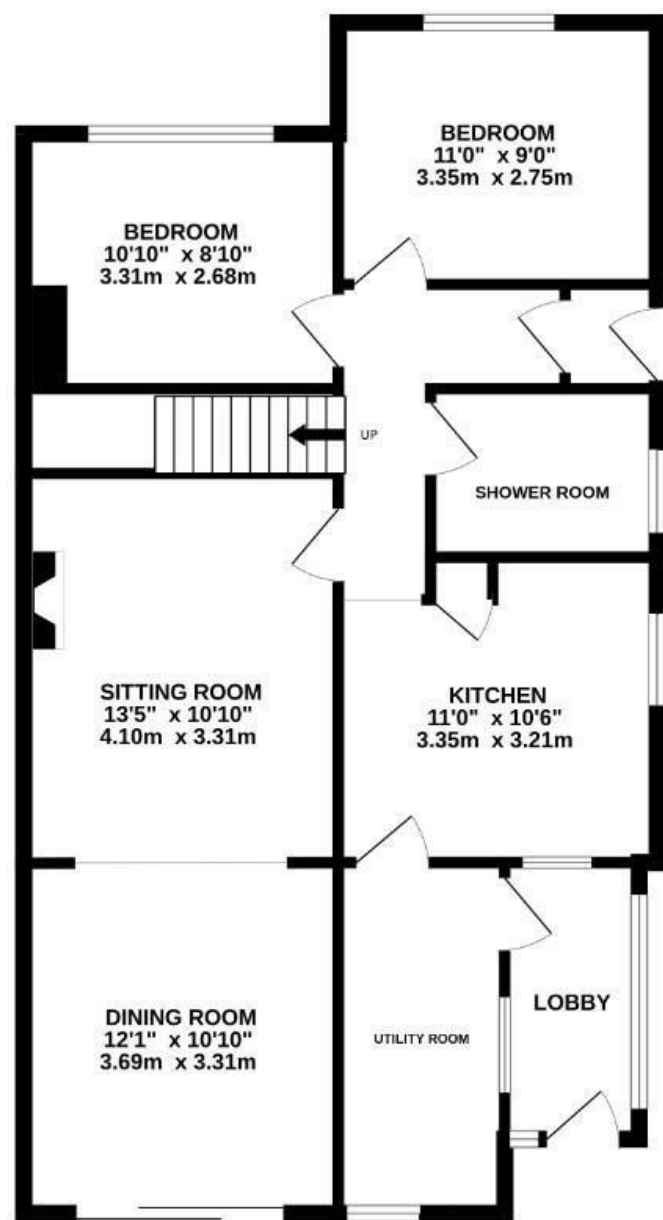
The popular village of Hamstreet offers a primary school and nursery, doctors surgery with dispensing chemist, post-office, convenience store, coffee shop, public house, hairdressers and dentist, as well as a takeaway and popular restaurant. The Sports Pavilion overlooks the recreation field and tennis courts, and the woodland nature reserve is only a short distance away.

The village has a train station offering regular services into Ashford International, where the the high-speed service is available to London St Pancras (a journey of approx. 37 minutes), or services to Rye, and onwards to Brighton. By road, the A2070 bypass provides access towards Junction 10 of the M20.

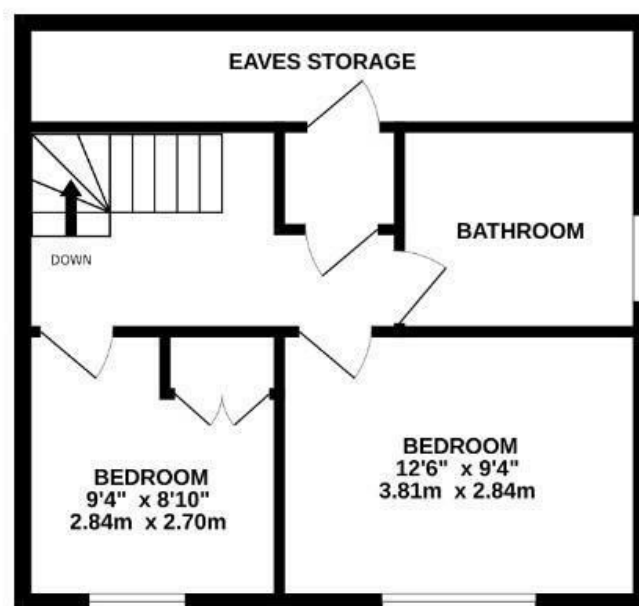
Tenure - Freehold
Services – Mains Water, Sewerage, and Electricity. Oil Fired Central Heating
Broadband – Average Broadband Speed 18mb – 72mb
Mobile Phone Coverage – Good



GROUND FLOOR



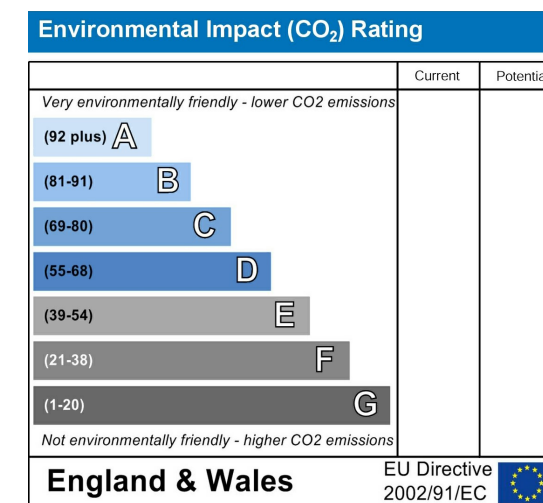
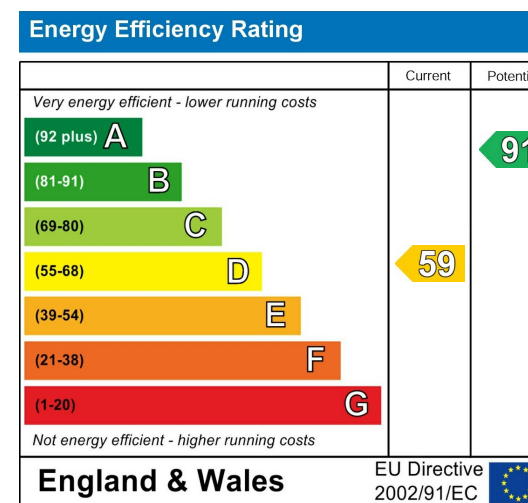
1ST FLOOR



Tenure: Freehold
Council Tax Band: E

- SEMI DETACHED CHALET BUNGALOW
- FOUR BEDROOMS
- TWO BATHROOMS
- POPULAR VILLAGE LOCATION
- CLOSE TO AMENITIES
- SHORT WALK TO LOCAL PRIMARY SCHOOL & MAINLINE STATION
- GARAGE & GENEROUS DRIVEWAY
- EPC RATING D - COUNCIL TAX BAND E

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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