



Orlestone View

Hamstreet, Ashford, Kent, TN26 2LB



DESCRIPTION

A substantial 5 bedroom modern village home with spacious accommodation over three floors. This attractive property is well situated on a no through road in the popular village of Hamstreet and within walking distance of Hamstreet Primary School and Hamstreet Railway Station. The accommodation comprises an entrance hall, cloakroom, sitting room, spacious kitchen diner, utility room, en suite bathroom to bedroom 1, family bathroom, en suite shower room to bedroom 2 and a shower room to the second floor. There is a delightful rear garden backing on to fields, double garage and off road parking.

LOCATION

The village of Hamstreet offers some good local amenities including post office stores, primary school, nursery school, doctors surgery with dispensing chemists, restaurant, hairdressers and dentist. Hamstreet Railway station provides easy access to Ashford International Station which provides a fast service to London as well as access to the continent. The M20 motorway can be accessed at Ashford and the market town of Ashford also provides excellent amenities including secondary schools, supermarkets and shopping.

Guide Price: £620,000

Council Tax: Band F

Tenure: Freehold

Services: Mains Electricity, water and drainage. Gas central heating from a communal metered storage facility.

Ref: R1637



Entrance Hall Stairs to 1st floor. Under stair cupboard. Radiator.

Sitting Room Wood burning stove set in fireplace with stone surround. Radiator.

Cloakroom Low level close coupled wc. Pedestal wash hand basin. Radiator.

Kitchen Diner Kitchen storage units with ample work surface. Stainless steel sink with mixer tap and drainer. Tiled splash backs. Integrated fridge and freezer, dish washer, double electric oven and 4 plate electric hob with extractor hood over. 2 Radiators. Gas fired boiler.

Utility Room Kitchen storage units with work surface, stainless steel sink with mixer tap and drainer. Tiled splash backs. Space for washing machine and dryer.

First Floor Landing

Bedroom 1 Radiator. Built in wardrobe cupboard with mirror doors.

En Suite Bathroom Low level close coupled wc, pedestal wash hand basin, bath, shower.

Family Bathroom Low level close coupled wc, pedestal wash hand basin, bath. Radiator.

Bedroom 2 Radiator.

En Suite Shower Room Wash hand basin. Low level close coupled wc. Shower. Radiator.

Bedroom 3 Radiator. Ceiling spotlights.

Second Floor Landing

Bedroom 4 Radiator.

Bedroom 5 Radiator.

Shower Room Pedestal wash hand basin. Low level close coupled wc. Shower.

Double Garage 2 x up and over garage doors. Power & light. Driveway off road parking.

Garden Delightful garden with lawn, trees, shrubs, patio and a timber summer house.



Agents Notes

Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. Equipment and the electrical circuits have not been tested nor has any heating, plumbing or drainage system. Purchasers should check that the land offered is the 'whole or a part' of the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding.

Fixtures listed in these details may be available as part of the sale. Purchasers are advised to check the fixtures list as provided at the time of sale by the solicitor.

Viewing

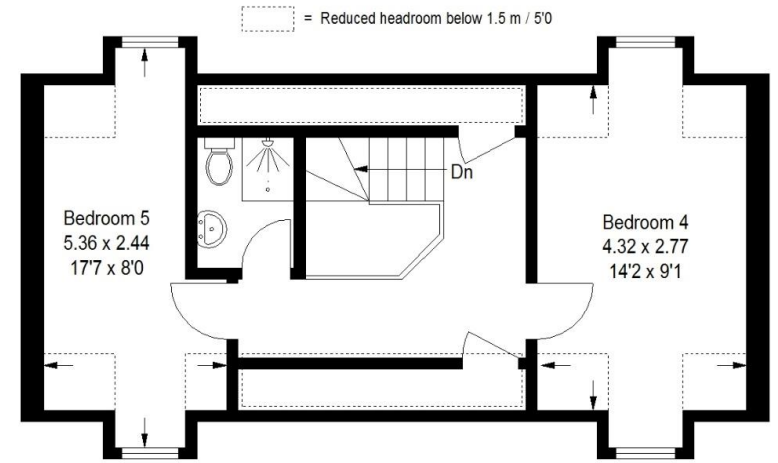
Strictly by prior appointment with the agents, Angela Hirst Surveyors and Valuers on 0845 521 1980.



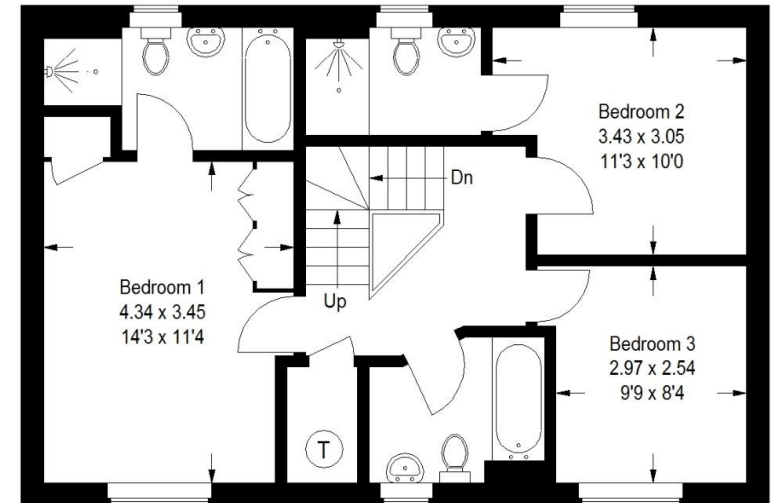


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	85
www.EPC4U.COM			

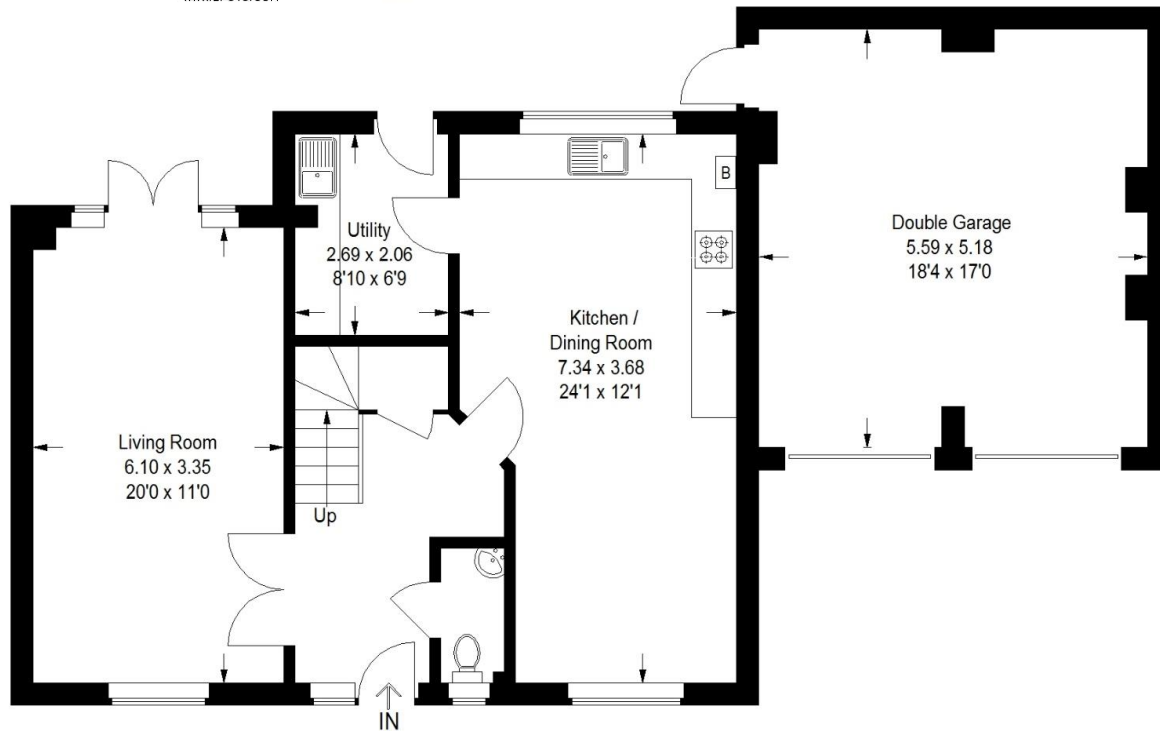
Approximate Gross Internal Area
 Ground Floor = 65.3 sq m / 702 sq ft
 First Floor = 57.2 sq m / 616 sq ft
 Second Floor = 42.8 sq m / 461 sq ft
 Double Garage = 29.7 sq m / 320 sq ft
 Total = 195.0 sq m / 2099 sq ft



Second Floor = 42.8 sq m / 461 sq ft



First Floor = 57.2 sq m / 616 sq ft



Ground Floor = 65.3 sq m / 703 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID856995)

