



Village Way

Hamstreet, Ashford, Kent, TN26



DESCRIPTION

An extended semi-detached bungalow well situated close to the centre of the popular village of Hamstreet. The accommodation includes an entrance hall, sitting room, kitchen, shower room, 2 bedrooms, dining area and utility area. This property benefits from central heating, double glazing, front and rear gardens and off road parking. There is also a detached garage which requires replacement.

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 Station with a fast service to London. The M20 motorway can be accessed at Ashford and the market town of Ashford also provides excellent amenities including secondary schools, supermarkets and shopping.

Offers in Excess of : £325,000

Services: Mains electricity, water and drainage. Oil fired central heating.

Council Tax: Band C

Tenure: Freehold

Ref: R1658





The accommodation comprises:

Entrance Hall

Radiator.

Sitting Room

Radiator. Telephone point. Stove set into fireplace with painted timber surround.

Kitchen

Wall mounted kitchen storage units with ample work surface and tiled splash backs. 1 ½ bowl stainless steel sink with mixer tap and drainer. Integrated electric oven and 4 plate electric hob. Radiator. Space for a fridge freezer. Oil fired boiler. Meter cupboard. Access hatch to roof void. Airing cupboard housing hot water cylinder with electric immersion, linen shelves.

Shower Room

White suite comprises low level close coupled wc, wash hand basin with mixer tap, shower with screen. Tiled floor and tiled splash backs. Wall mounted electric fan heater. Radiator.

Bedroom

Radiator.

Bedroom

Telephone point. Radiator.

Utility Area

Wall and floor mounted storage units with work surface. Space and plumbing for a washing machine and tumble dryer.

Dining Area

Space for a dining table. Radiator.

Garage

A detached garage requiring replacement.

Outside The enclosed rear garden is mostly laid to lawn with mature hedges and shrubs.

Two timber tool sheds. 2 outside taps. Outside lights. Patio to the side. The front garden is laid to lawn. Driveway providing off road parking.

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.





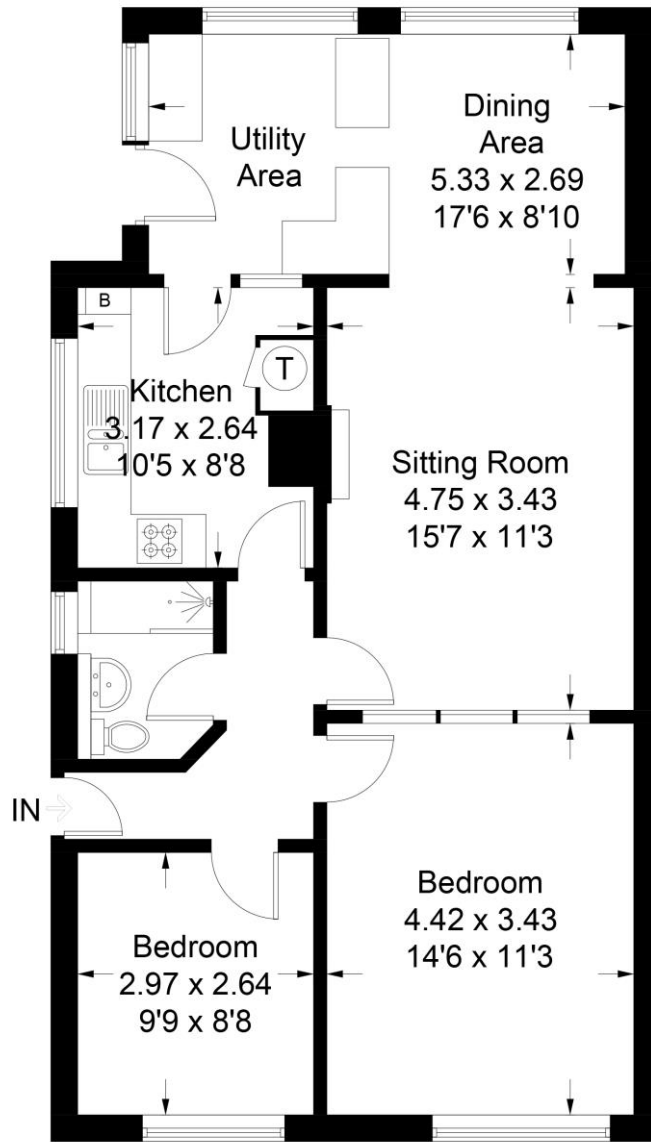
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Approximate Gross Internal Area
73.6 sq m / 792 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate,
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