



Bournewood

Hamstreet, Ashford, Kent, TN26



DESCRIPTION

An extended semi detached home in a popular village location. The attractive accommodation includes an entrance hall, living room, kitchen diner, shower room, master bedroom with en suite bathroom and 2 further bedrooms. This property benefits from double glazing, oil fired central heating, a wood stove, front and rear gardens and off road parking.

LOCATION

Hamstreet offers good local amenities including doctors, dentist, nursery and primary School, post office, public house, local stores, garden centre and branch line railway station. Located approximately 5 miles from the market town of Ashford, Hamstreet offers excellent connections to the M20 motorway and Ashford International Station, with fast trains direct to London.

Guide Price: £350,000

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

Council Tax: Band C

Tenure: Freehold

Ref: R1660





UPVC main entrance door with lead effect glazed panels to:

Entrance Hall Radiator. Door to integral cupboard with shelving.

Living Room Wood burning stove set into fireplace with tiled hearth. Radiator.

Kitchen Range of kitchen storage units with timber worksurface. 2 bowl white ceramic sink with mixer tap and drainer. Cooker. Space for a fridge, washing machine and a freezer. Space for a dining table. Pantry cupboard with shelving. Oil fired boiler. Ceiling spotlights. Extractor fan. Water pump control unit. Radiator. Access to part boarded roof void with ladder and light.

Shower Room The attractive modern suite comprises a wc, wash hand basin with mixer tap set into a vanity cupboard and a double width shower enclosure. Tiled splash backs. Tiled floor. Towel heater. Recessed ceiling spotlights. Extractor fan.

Bedroom Radiator.

Bedroom Currently used as a dining room. Radiator.

Rear Hall UPVC back door with double glazed panel. Stairs to first floor.

Bedroom Double aspect with roof windows to front and rear. Recessed ceiling spotlights. Radiator. Door to cupboard.

En Suite Bathroom Suite comprises panel bath with mixer tap, low level close coupled wc, shower enclosure, wash hand basin. Extractor fan. Recessed ceiling spotlight. Towel heater.

Outside The fully enclosed rear garden is partly laid to lawn with mature shrubs, borders and a tree. There is a gated concrete driveway for extra parking, a paved patio area and a timber decked area. Garden tool shed. Timber log store. Outside power and light. The front garden is laid to lawn and there is a drive way to the side provides 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.

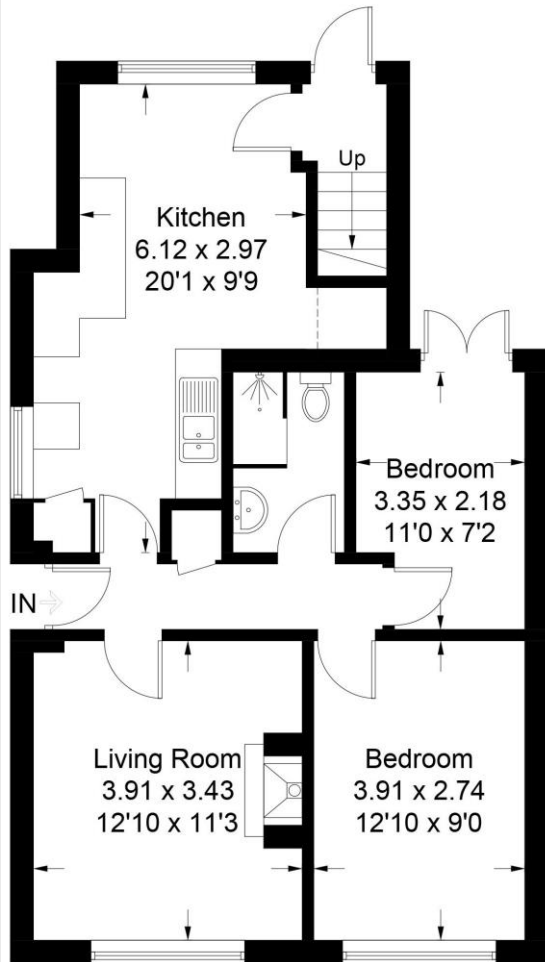
Viewing

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

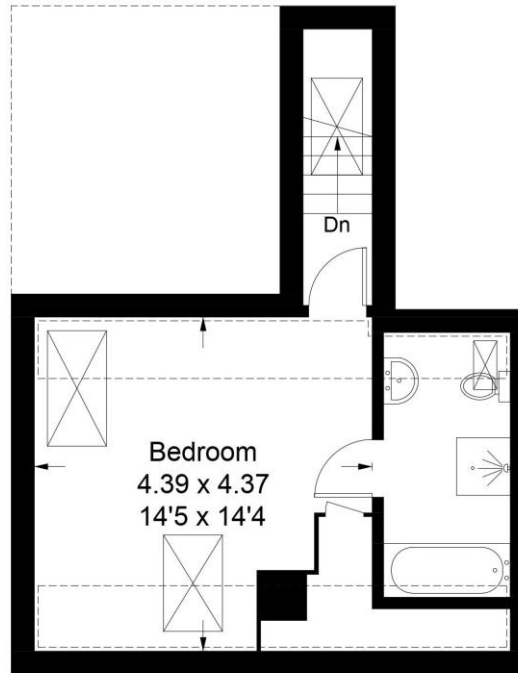




Approximate Gross Internal Area = 93.2 sq m / 1003 sq ft



Ground Floor
63.2 sq m / 680 sq ft



First Floor
30.0 sq m / 323 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID983246)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		90
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



KENT &
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