



Village Way

Hamstreet, Ashford, Kent TN26



DESCRIPTION

A 2 bedroom semi-detached bungalow in a fantastic location close to the centre of the popular village of Hamstreet and overlooking the village green. The accommodation includes an entrance hall, living room, kitchen, bathroom and garden room. This property also benefits from central heating, double glazing, front and rear gardens, a garage and driveway providing off road parking.

LOCATION

The village of 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: £320,000

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

Tenure: Freehold

Broad Band: Standard/Superfast

Council Tax: Band C

Mobile Phone Signal: Yes

EPC: D (59)

Flood Risk: Surface Water - High, Rivers & Sea - Very Low

Directions: what3words ///cherish.passages.recitals





Entrance Hall

Built in cupboards. Telephone point. Room temperature thermostat. Radiator.

Living Room

Fireplace with tiled surround. Ceiling fan and light. Radiator.

Inner Hall

Wall light point. Airing cupboard housing a factory lagged hot water cylinder with electric immersion heater, linen shelves and clothes hanging rail. Access to the roof void with ladder.

Shower Room

The white suite comprises low level close couple wc, pedestal wash hand basin, bath with mixer tap. Wall mounted electric fan heater. Radiator. Extractor fan.

Kitchen

A range of wall and floor mounted kitchen storage units with ample workspace and tiled splash backs. White sink with mixer tap and drainer. Space for an electric cooker with stainless steel recycler hood and light over. Space for a slimline dishwasher. Extractor fan. Serving hatch to the living room. 2 integral cupboards with shelving. Radiator.

Bedroom 1

Radiator. Built in wardrobe cupboards.

Bedroom 2

Radiator.

Garden Room/ Utility Room

Double glazed windows to the garden. Double leaf double glazed door to the garden. Worksurface with space below for washing machine. Oil fired boiler. Space for a fridge freezer. Radiator.

Garage

A detached single garage with up and over garage door, door to the garden, power and light.

Outside

The attractive rear garden is fully enclosed with paved paths and shingled areas. Lean to potting shed. Outside tap. Gated pedestrian access to the side. The front garden is shingled and a driveway to the side provides off road parking and access to the garage.

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.

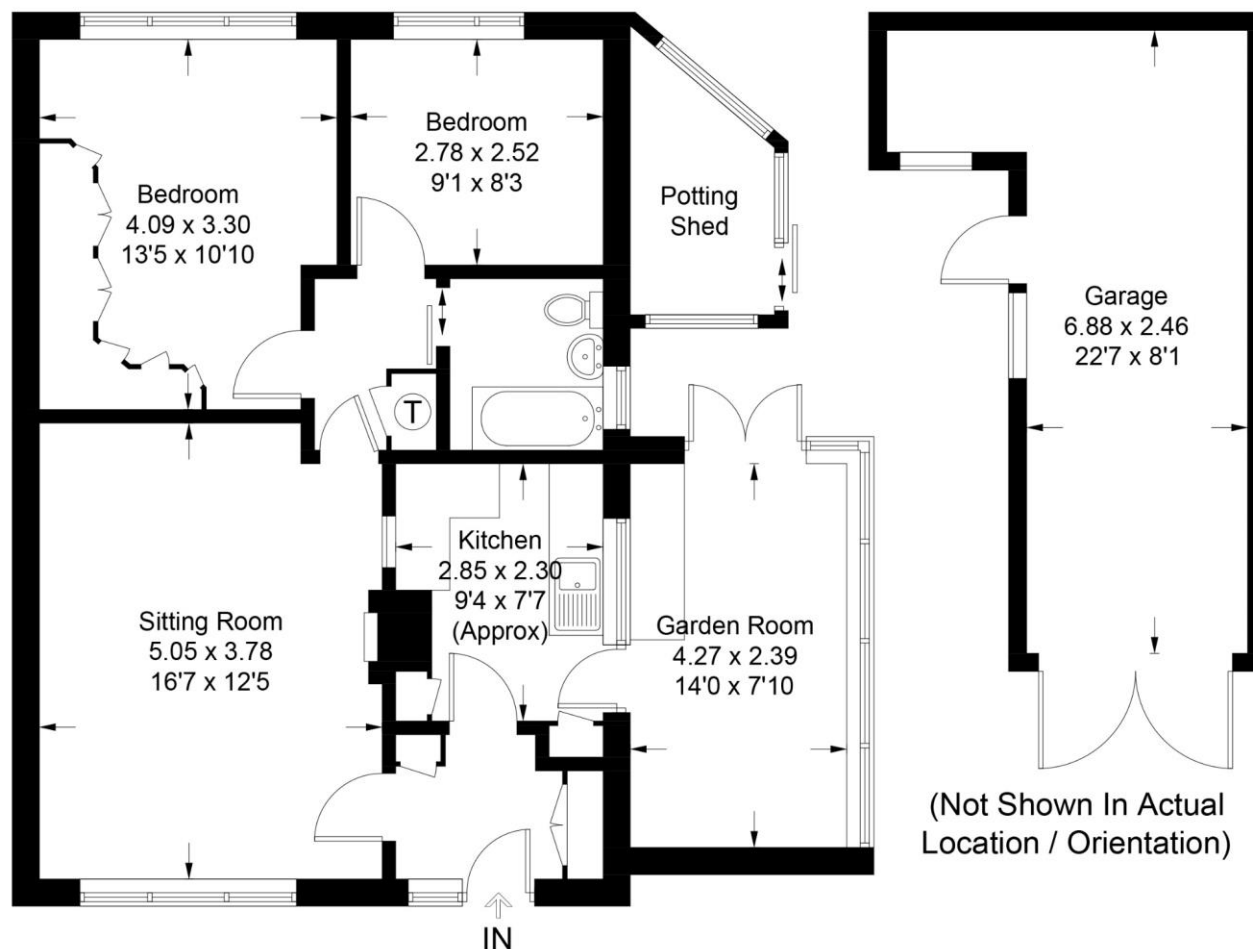
Viewing

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





Approximate Gross Internal Area = 69.9 sq m / 752 sq ft
 Garage = 19.0 sq m / 204 sq ft
 Total = 88.9 sq m / 956 sq ft
 (Excluding Potting Shed)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		80
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



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