





# Ruckinge Road, Hamstreet, Ashford, Kent. TN26



## DESCRIPTION

A spacious 3 bedroom detached home with good size gardens and well situated in the popular village of Hamstreet. The accommodation includes an entrance hall, sitting room, dining room, kitchen, utility room, cloakroom, conservatory, 3 bedrooms and a bathroom. This property also benefits from double glazing, central heating, solar panels, ample off road parking on a brick paved driveway and an attached garage with potential for conversion to extra accommodation. No forward chain.

## LOCATION

Hamstreet Primary Academy and Hamstreet Station are both within walking distance and this popular village also provides other good amenities including doctors, dentist, nursery, post office, public house, local stores, restaurant, and a garden centre. 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: £599,950

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

Tenure: Freehold

EPC: D(62)

Council Tax: Band F

Mobile Phone Signal: Yes

Flood Risk: Very Low (Source - Gov.uk)

Broadband: Standard 17Mbps/Superfast 71Mbps (Source - OFCOM)

Directions: what3words ///palaces.watch.jammy

Ref: R1712





Entrance Hall Stairs to first floor. Recessed ceiling spotlights. Radiator. Room temperature thermostat. Under stair storage cupboard.

Sitting Room Fireplace with stone hearth and timber mantle. Sliding patio doors to garden. Wall light points. 2 radiators.

Dining Room Radiator. Sliding doors to conservatory.

Cloakroom Low level close coupled wc. Wash hand basin. Radiator.

Kitchen A wide range of floor and wall mounted kitchen storage units with ample work surface, breakfast bar and tiled splashbacks. 1½ bowl stainless steel sink and drainer with mixer tap and water filter tap. Integrated double electric oven and four plate electric hob with stainless steel recycle hood and light over. Dishwasher and fridge. Recessed ceiling spotlights. Radiator.

Conservatory A double glazed conservatory with double leaf door to the garden. Wall light points.

Utility Room Stable door to garden. Floor mounted oil fired boiler. Work surface and space for a washing machine, tumble dryer and freezer. Built in cupboard. Access to roof void. Ceiling spotlights.

First Floor Landing Spacious galleried landing area with low cupboard door access to under eaves storage. Radiator. Wall light points. Airing cupboard housing factory lagged hot water cylinder and linen shelves. Access to roof void.

Bedroom 1 Built in wardrobe cupboards with folding doors. 2 radiators. Shower enclosure with tiling. Recessed ceiling spotlights. Ceiling fan.

Bathroom White suite comprises low level close coupled wc, panel bath with shower over, 2 wash hand basins with vanity cupboards below. Shaver's light and mirror. Recessed ceiling spotlights. Extractor fan. Part tiled walls. Towel heater.

Bedroom 2 Radiator. Cupboard door access to under eaves storage.

Bedroom 3 Radiator.

Garage An integral single garage with power, light and double leaf garage door. Good potential for conversion to further accommodation subject to building regulation approval.

Outside This property is set within approximately 0.3 acre of enclosed gardens with spacious lawns, hedges, trees and shrubs. South facing patio and a decked area. Outside lighting and outside tap. Timber summer house with veranda. Greenhouse. Tool shed. A gated brick paved driveway provides ample 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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EAST SUSSEX



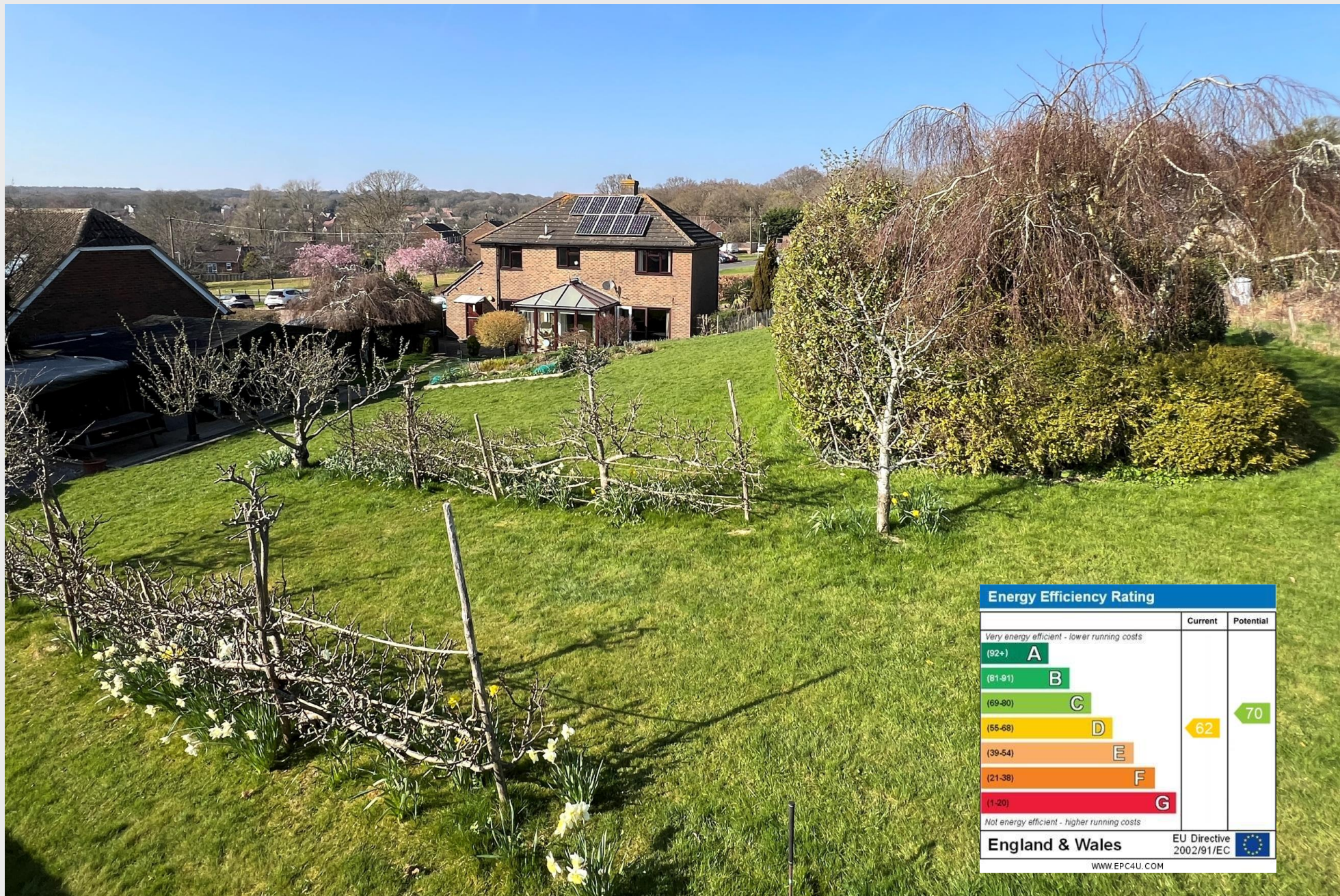








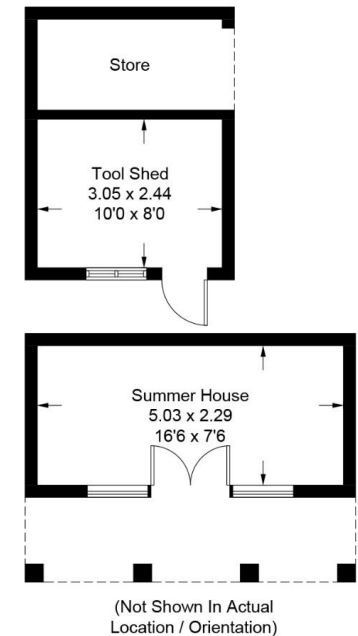
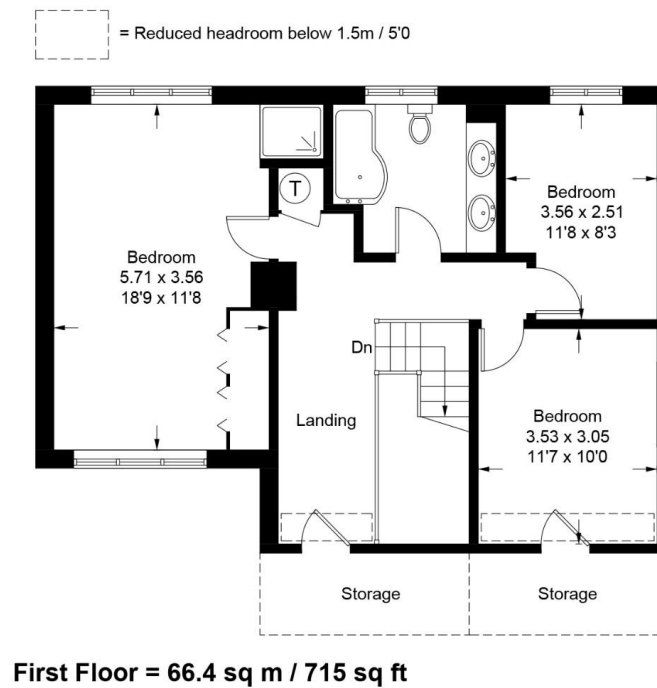
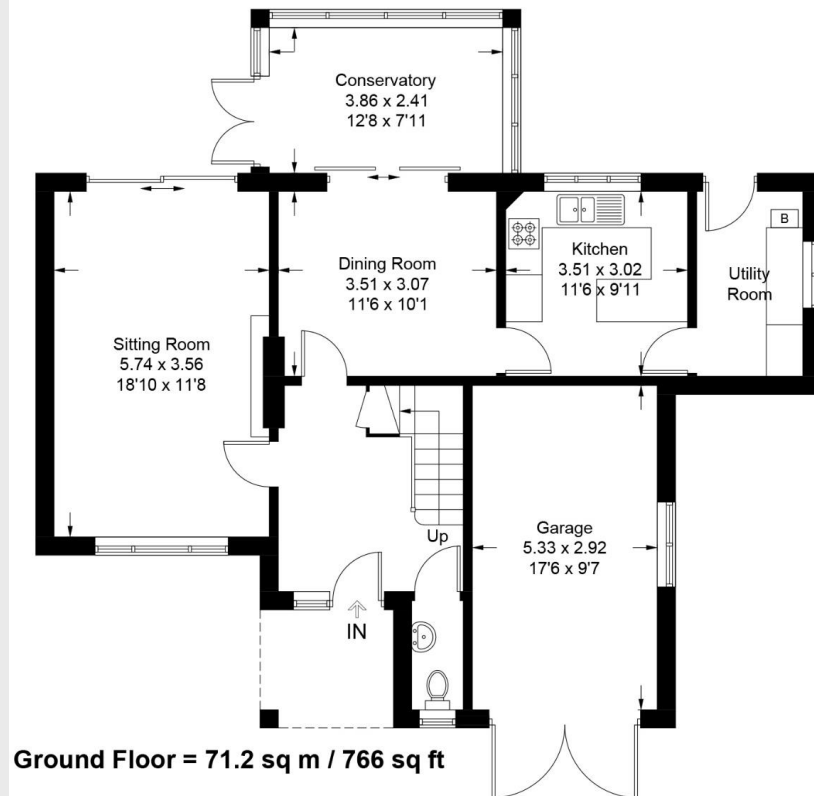




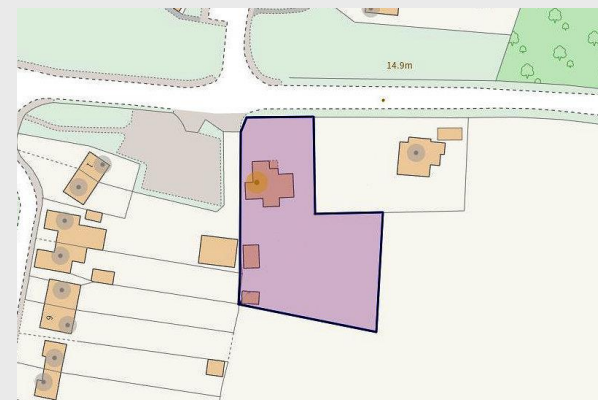
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



Approximate Gross Internal Area  
 Ground Floor = 71.2 sq m / 766 sq ft  
 First Floor = 66.4 sq m / 715 sq ft  
 Outbuildings = 35.8 sq m / 385 sq ft  
 Total = 173.4 sq m / 1866 sq ft  
 (Excluding Store)



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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