



Marsh Road, Hamstreet, Ashford, Kent. TN26



DESCRIPTION

A spacious 3 bedroom detached bungalow with good size gardens and well situated in a tucked away location. The accommodation includes a kitchen breakfast room, utility room, dining room, living room, family bathroom, en suite shower room and dressing room to the principal bedroom. There is also a large attic space with windows considered to be ideal for easy conversion to further accommodation subject to planning and building control permissions. This property also benefits from double glazing, central heating, a garage, ample off road parking and a large timber workshop. No forward chain.

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: £695,000

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

Tenure: Freehold

EPC: Pending

Council Tax: Band E

Mobile Phone Signal: Yes

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

Broadband: Standard 16Mbps/Superfast 36Mbps (Source - OFCOM)

Directions: [what3words///gates.calm.zoos](https://www.what3words.com/gates.calm.zoos)





Kitchen/Breakfast Room A range of floor and wall mounted kitchen storage units with ample worksurface, bottle rack, white ceramic sink with mixer tap and tiled splashbacks. Recessed ceiling spotlights. Range style cooker with extractor fan and light over. Space for a fridge freezer. Built in dishwasher. Radiator.

Utility Room Floor and wall mounted kitchen storage units. Ample worksurface. Stainless steel sink and drainer with mixer tap. Space for washing machine and tumble dryer. Radiator.

Inner Hall Recessed ceiling spotlights. Integrated cupboard with shelf and rail. Radiator. Airing cupboard housing hot water cylinder with linen shelves.

Dining Room Wall light points. Radiator.

Sitting Room Fireplace with brick hearth and timber mantle. Wall light points. Attractive bay window to front. 2 radiators.

Conservatory Ceiling light and fan. Double leaf double glazed door to decking and garden. 2 radiators.

Bedroom 1 Double glazed double doors to conservatory. 2 radiators.

Dressing Room/Study Radiator. Built in shelves and rails.

Ensuite Shower Room White suite comprises pedestal wash hand basin, low level close coupled wc, shower enclosure. Tiled floor and half tiled walls. Recessed ceiling spotlights. Towel heater. Extractor fan.

Bedroom 2 Radiator.

Bathroom Suite comprises low level close coupled wc, pedestal wash hand basin, roll top bath, shower enclosure. Tiled floor and half tiled walls. Recessed ceiling spotlights. Extractor fan. Wall light point. Shavers socket.

Bedroom 3 Recessed ceiling spotlights. Access to roof void. Radiator.

Garage Electric up and over garage door. Power and light. Floor mounted oil fired boiler.

Outside Large gardens with trees, shrubs, borders, patios and spacious lawns. The total plot area is approximately 0.5 acre. Timber decked balcony. Greenhouse. Large timber workshop with wc, two double leaf garage doors, power and light. Tarmac driveway providing ample off road parking. Outside tap.

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.







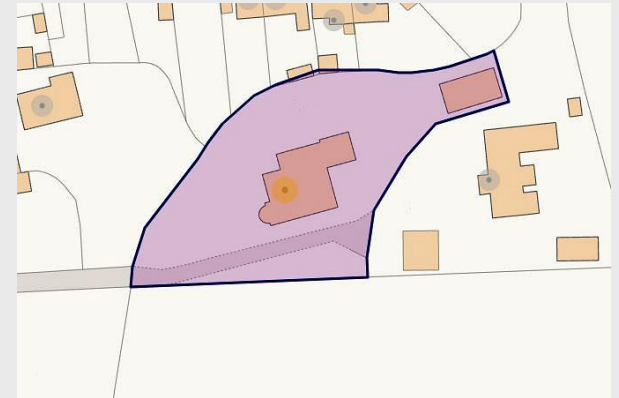


Approximate Gross Internal Area
 174.4 sq m / 1877 sq ft
 Outbuildings = 99.3 sq m / 1069 sq ft
 Total = 273.7 sq m / 2946 sq ft
 (Including Garage)



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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