





# Warehorne Road, Hamstreet

## Ashford, Kent TN26



### DESCRIPTION

A delightful period cottage well situated in the popular village of Hamstreet. The well presented accommodation comprises an entrance porch, open plan living room and dining area with wood burning stove, extended kitchen, bathroom, wc, and two double bedrooms. This charming property also benefits from central heating, attractive rear garden and an off road parking space to the front.

### LOCATION

The village of Hamstreet offers some good local amenities including post office stores, primary school, nursery school, doctors surgery with dispensing chemists, restaurant and dentist. Hamstreet Railway station provides easy access to Ashford International 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.

Services: Mains electricity, water and drainage.

Tenure: Freehold with flying freehold for part of rear bedroom.

EPC: E(51)

Council Tax: Band D

Flood Risk: Very Low (Source Gov.UK)

Broadband: Standard 18mbps /Superfast 80mbps (Source OFCOM)

Mobile Phone Signal: Yes

Local Authority: Ashford Borough Council

Directions: what3words /// ///snug.give.encrypted





## ACCOMODATION

### Porch

Tiled floor.

### Living Room

An attractive room with wood burning stove. Wall light points. Shelved recess. 2 radiators.

### Dining Area

Space for a dining table. Stairs to first floor with under stair cupboard.

### Bathroom

Bath with mixer tap and spray. Pedestal wash hand basin. Towel heater. Extractor fan. Tiled floor and tiled splash backs. Shavers socket.

### WC

Low level close coupled wc. Wash hand basin. Tiled floor. Part tiled walls. Shelving.

### Kitchen

Floor mounted kitchen storage units with timber worktops and white ceramic sink with mixer tap. Space for a cooker, dishwasher, washing machine and fridge freezer. Tiled floor and part tiled walls.

### First Floor Landing

Room temperature thermostat. Airing cupboard housing hot water cylinder, electric boiler and linen shelves. Access to the roof void.

### Bedroom

Radiator. Wall light point. Access to the roof void.

### Bedroom

Radiator. Wall light points.

### Outside

The attractive rear garden is fully enclosed and mostly laid to lawn with plants and shrubs. Timber garden summer house with wood store to the side. Outside tap, power socket and light.

#### 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.

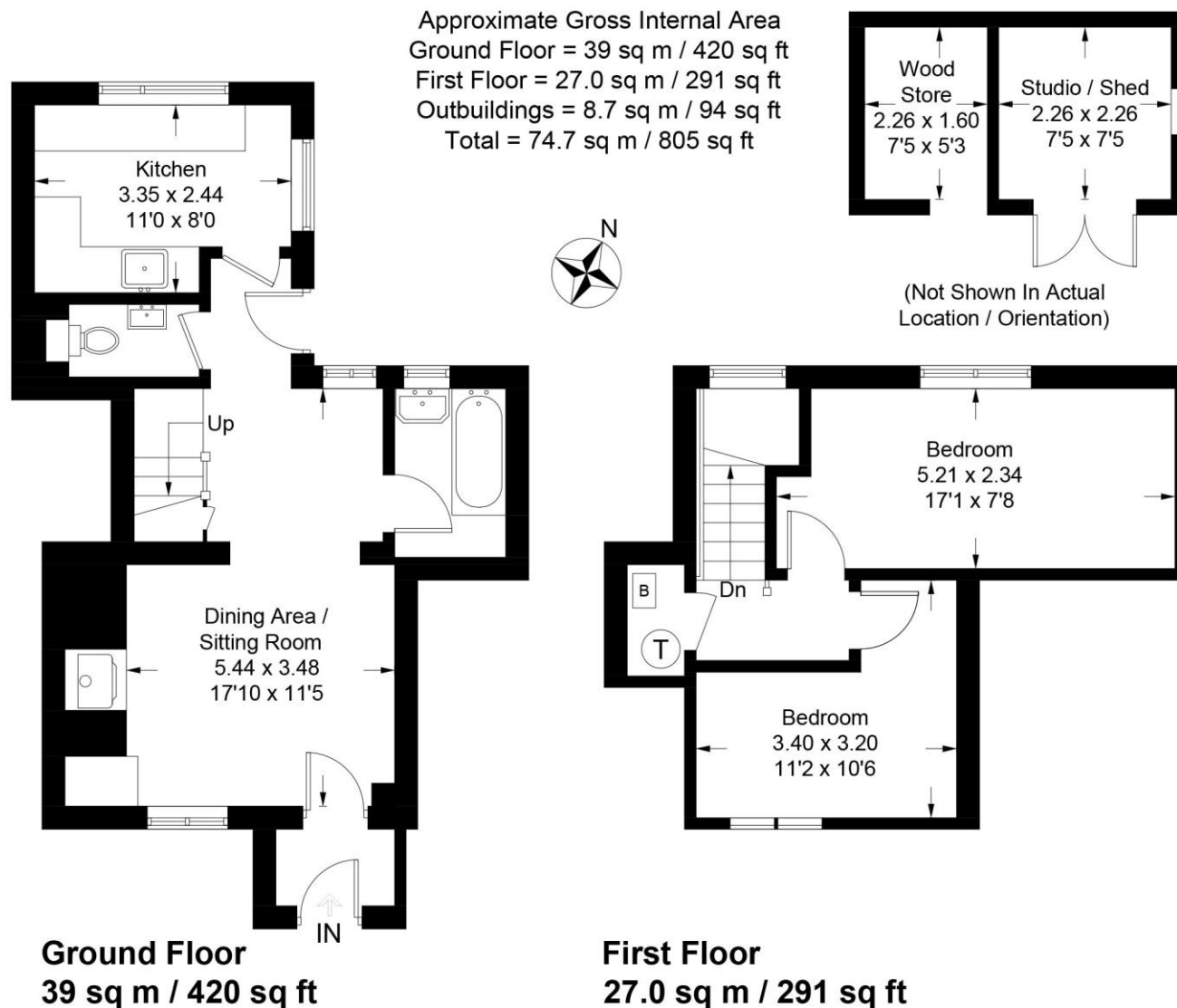
#### Viewing

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



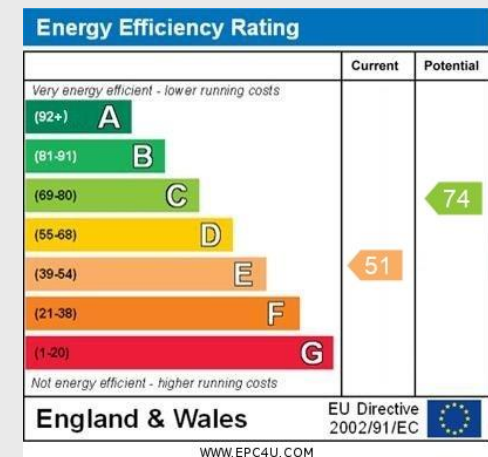






This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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