



Lancaster Close, Hamstreet

Ashford, Kent, TN26



DESCRIPTION

An attractive modern home well situated in a sought-after village location. The spacious and well-presented accommodation includes an entrance hall, a fabulous open plan kitchen/diner/family area, utility room, cloakroom, sitting room, study/bedroom 5, a family bathroom, 4 bedrooms and an en suite shower room. This property also benefits central heating, rear garden, detached garage, electric vehicle charging socket and a driveway providing off road parking.

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. Communal LPG gas heating.

Tenure: Freehold EPC: C (76)
Council Tax: Band F Flood Risk: Very Low (Source Gov.uk)
Mobile Phone Signal: Yes
Local Authority: Ashford Borough Council
Broad Band: Superfast 39 Mbps/ Ultrafast 1800 Mbps (Source Ofcom)

R1726





Entrance Hall Stairs to first floor. Radiator. Under stair cupboard with light and broadband connection socket.

Cloakroom Low level close coupled wc, wash hand basin with mixer tap and tiled splashback. Recessed ceiling spotlights. Extractor fan.

Kitchen/Diner/ Reception A range of floor and wall mounted kitchen storage units with ample work surface and 1½ bowl sink with mixer tap and drainer. Integrated 4 plate electric hob with stainless steel extractor hood and light over. Electric double oven. Integrated dishwasher and fridge freezer. Ample space for a dining table and sofas. Double leaf glazed door to the rear garden. Recessed ceiling spotlights. 2 radiators.

Utility Room Work surface with space for a washing machine and dryer below. Radiator. Wall mounted gas fired boiler. Extractor fan.

Study Radiator.

Sitting Room 2 Radiators.

First Floor Landing Access to roof void. Radiator. Two integrated storage cupboards.

Bedroom Built in wardrobes with sliding mirror fronted doors. Radiator.

En Suite Shower Room Matching white suite comprises wash and basin with mixer tap, low level close coupled wc, double width shower. Tiled floor and splashbacks. Extractor fan. Recessed ceiling spotlights. Towel heater.

Bedroom Radiator.

Bathroom Matching white suite comprises wash hand basin with mixer tap, low level close coupled wc, bath with mixer tap and spray. Tiled floor and splashbacks. Towel heater. Recessed ceiling spotlights. Extractor fan.

Bedroom Radiator.

Bedroom Radiator.

Garage A single garage with power, light and up and over garage door. Glazed personal door to side.

Outside

The rear garden is fully enclosed and mostly laid to lawn. Outside tap. Outside lights. Outside double electric socket.

To the front there is a small area of lawn with shrubs and to the side a brick paved driveway provides off road parking. Electric vehicle charging point. Outside 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.

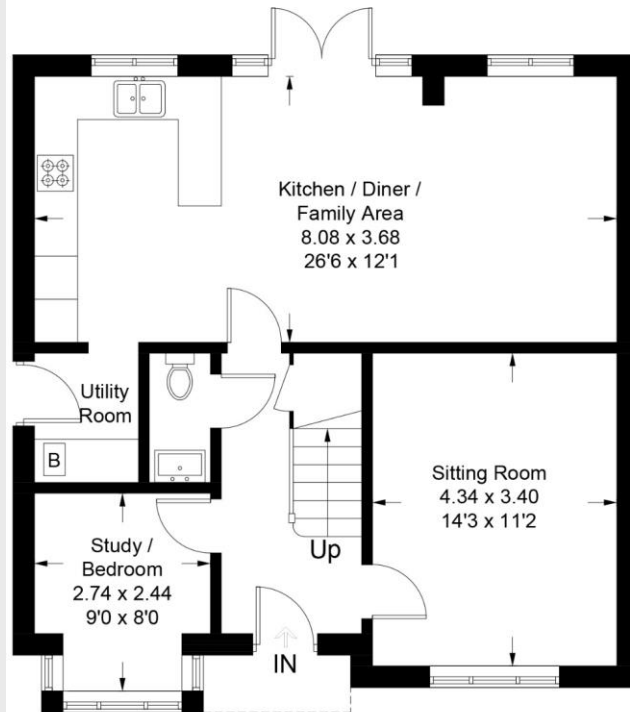
Viewing

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

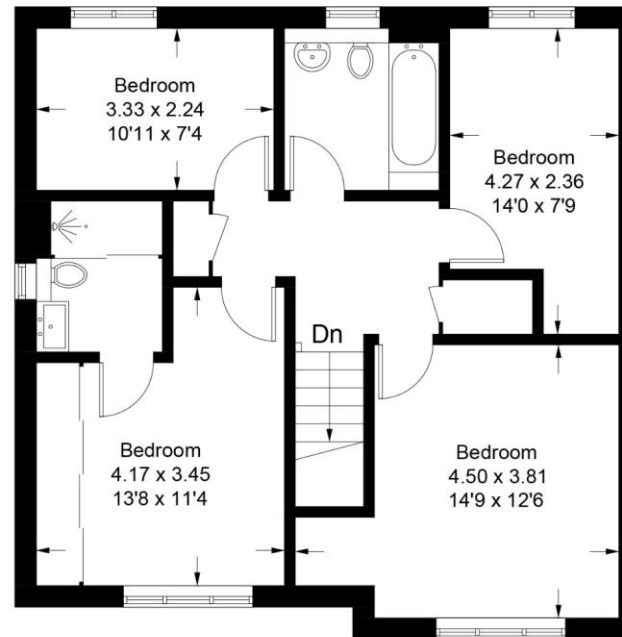




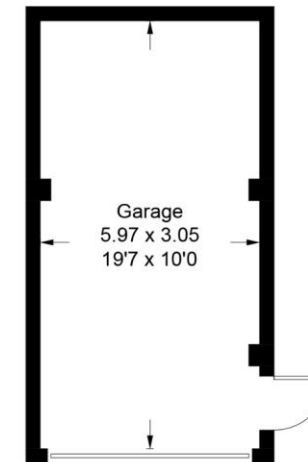
Approximate Gross Internal Area
 Ground Floor = 66.1 sq m / 711 sq ft
 First Floor = 64.3 sq m / 692 sq ft
 Garage = 18.1 sq m / 195 sq ft
 Total = 148.5 sq m / 1598 sq ft



Ground Floor = 66.1 sq m / 711 sq ft



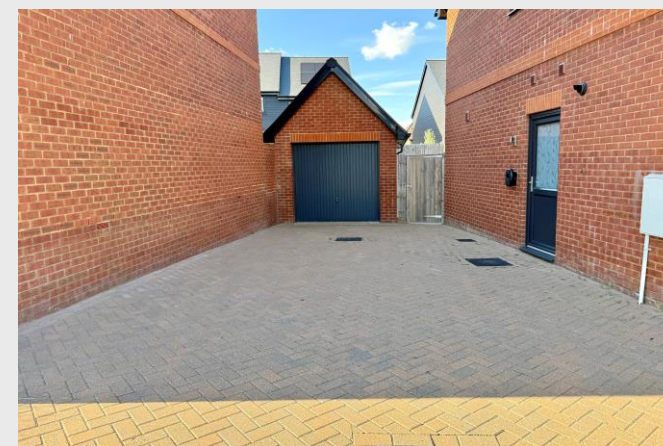
First Floor = 64.3 sq m / 692 sq ft



(Not Shown In Actual Location / Orientation)

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		
(81-91)	B		86
(69-80)	C	76	
(55-68)	D		
(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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