



## 1 Viaduct Terrace Warehorne Road

Hamstreet Ashford, TN26 2JS

Price £260,000

A delightful end of terrace home in the popular village of Hamstreet, just a short walk from local schools, convenient village store and mainline station.

Sitting on a corner plot, the property comprises a 22ft sitting/dining room, kitchen, ground floor bathroom/WC and two bedrooms.

A notably generous garden can be found to the side and rear whilst the property also benefits from off road parking, double glazing and central heating.

- END OF TERRACE HOUSE
- GENEROUS CORNER PLOT
- TWO BEDROOMS
- 22FT SITTING/DINING ROOM
- FITTED KITCHEN
- SHORT WALK FROM VILLAGE CENTRE
- MAINLINE STATION & PRIMARY SCHOOL NEARBY
- OFF ROAD PARKING

### Viewing

Please contact our Ashford Office on 01233 646411 if you wish to arrange a viewing appointment for this property or require further information.



GROUND FLOOR

1ST FLOOR

BATHROOM  
7'10" x 5'7"  
2.39m x 1.70m

KITCHEN  
9'0" x 5'7"  
2.74m x 1.70m

SITTING/  
DINING ROOM  
22'4" x 13'4"  
6.81m x 4.06m

UP

GOULD HARRISON

LANDING

BEDROOM 2  
10'9" x 10'7"  
3.28m x 3.23m

BEDROOM 1  
12'5" x 10'9"  
3.78m x 3.28m

DOWN

While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of areas, volumes, masses or of any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used for reading in conjunction with the relevant contract and associated documents for full details and to guide you in your decision as to whether or not you wish to proceed with the purchase of the property.

A map of the Hamstreet area in Victoria, Australia. The map shows the town of Hamstreet, which is marked with a red pin. To the north of Hamstreet is Orlestone, and further north is Sugarloaf. To the south of Hamstreet is Warehorne. The map includes several roads: Hamstreet Rd, Capel Rd, and A2070. The Hamstreet Woods National Nature Reserve is located to the east of Hamstreet. The map is credited to Google and has a copyright notice for 2025.

Energy Efficiency Rating		Current	Potential
<b>Very energy efficient - lower running costs</b> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>		38	78
<b>Not energy efficient - higher running costs</b>			

**England & Wales** EU Directive 2002/91/EC 



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