



'Our Focus Determines Your Reality'



High Street
Hawkhurst
Kent
TN18 4AQ



Sitting Room * Dining Room * Kitchen/Breakfast Room
Cloakroom

Three Double Bedrooms * Family Bathroom

Enclosed Garden * Garden Store



GRADE II LISTED MID-TERRACE TOWN HOUSE

Believed to date from 1830, this charming Georgian Grade II Listed mid-terrace town house has recently undergone extensive renovation and remodelling to provide an immaculately presented, high specification home spanning three floors.

The accommodation, which retains many period features including sash windows and fireplaces, consists of a kitchen/breakfast room, dining room and cloakroom on the lower ground floor. On the ground floor there is a sitting room with open fireplace, and a bedroom/study. There are two further double bedrooms, both with exposed fireplaces, on the first floor and a family bathroom.

A wrought iron gate opens onto steps up to the front door. The enclosed garden to the rear is partially walled and laid to lawn with a paved terrace.

Parking is available on Northgrove Road. Parking in the Northgrove Road car park is free from 4pm-10am Mon-Fri and all-day Saturday and Sunday. Permits are available for the car park at Northgrove Road and the car park over the road at the British Legion.

The property is conveniently located within the village of Hawkhurst and benefits from being within the much sought after Cranbrook School Catchment Area.



HAWKHURST

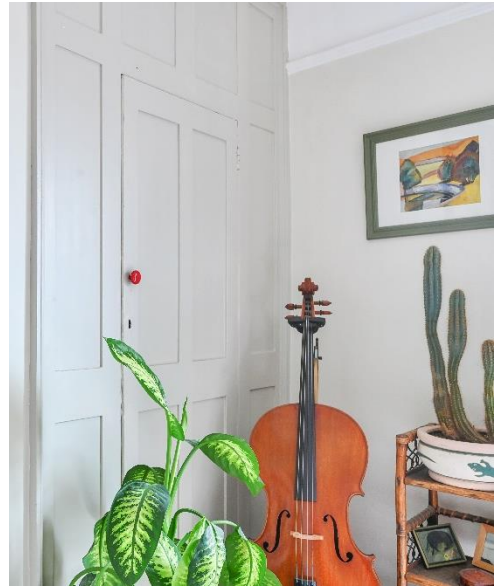
Hawkhurst offers a selection of shops including a Chemist, Butcher/Provision Store, Florist, Bakers, Hairdressers, Petrol Station, two Supermarkets, a Tesco and a Waitrose, a number of Restaurants and an "Art" Cinema to name but a few. Other local facilities include two doctors' practices, a vets, opticians and dentist. Sports clubs are available in the form of Squash, Tennis, Badminton and Golf.

More extensive facilities are available in Cranbrook, Tenterden and Tunbridge Wells.

SCHOOLS AND CONNECTIONS

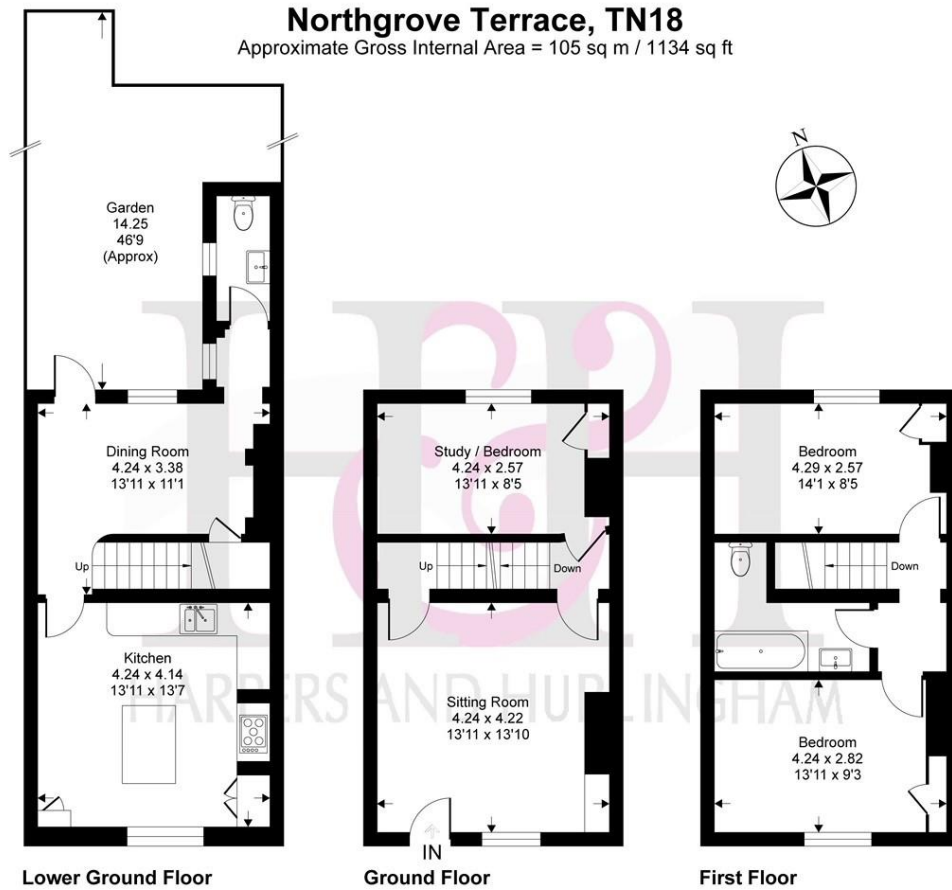
In addition to Cranbrook School, there are other excellent public and state schools for children of all ages, namely Bethany, Benenden School, Marlborough House, St Ronans and Dulwich Prep School in the area.

Situated within easy driving distance to the A21 which provides access to the M25 motorway both North and South bound. Mainline Stations are available at both Etchingham, approximately 8 minutes' drive, with services through Tunbridge Wells to London and Staplehurst with services to London Bridge, Charing Cross and Cannon Street.



Northgrove Terrace, TN18

Approximate Gross Internal Area = 105 sq m / 1134 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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SERVICES

All mains utilities connected. Gas fired central heating. Fibre connected.

Tunbridge Wells Borough Council - Council Tax Band C

EPC Rating: n/a

The property enjoys a right of access from the garden through the alley to Northgrove Road.

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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