



Hamstreet Road,
Ashford,
TN26 1NN

£575,000 OIEO



Have you been looking for a bungalow that ticks your boxes for a while? What about a plot large enough to for the children to run around? Even a delightful, detached, four bedroom bungalow with a self contained one bedroom detached annex, offering NO ONWARD CHAIN? Look no further than Kenwood, as it is now on the market! Deceptive from the road side, but offers far more than the eye can see...

Nestled in a tranquil setting, this bungalow offers a peaceful retreat from the hustle and bustle of city life. The village of Shadoxhurst provides a close-knit community feel while still being within easy reach of the amenities of Ashford. Don't miss out on the opportunity to make this delightful bungalow your new home. Whether you're looking for a peaceful countryside retreat or a spacious property for your family, this bungalow on Hamstreet Road has it all.



Welcome to this charming detached bungalow located on Hamstreet Road in the picturesque village of Shadoxhurst, on the out-skirts of Ashford. This home boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four cosy bedrooms, there is plenty of space for everyone to unwind without feeling on top of one another. The home offers a substantial kitchen/dinning room measuring approx '17'x2x13'9' of floor space that leads into yet another formal reception room, the space is really yours to do what you wish with. There's a well portioned purpose study as well as a handy W/C - Not forgetting that handy garage that offers '25'7x10'10 of useable storage space, easing the strain on all that comes with day to day family life.

The doors lead into the mature garden with an array of established bushes, plants and shrubbery. Not only is the plot vast, but there is also a well proportioned self contained one bedroom detached annexe, ideal for multi-generational living. The property features a well-maintained bathroom, ensuring convenience and comfort for all. One of the standout features of this bungalow is the abundance of parking available at the front of the home - offering space for up to seven vehicles. Nestled in a tranquil setting, this bungalow offers a peaceful retreat from the hustle and bustle of city life. The village of Shadoxhurst provides a close-knit community feel while still being within easy reach of the amenities of Ashford. Don't miss out on the opportunity to make this delightful bungalow your new home. Whether you're looking for a peaceful countryside retreat or a spacious property for your family, this bungalow on Hamstreet Road has it all.

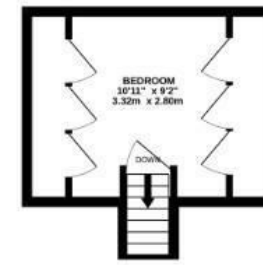
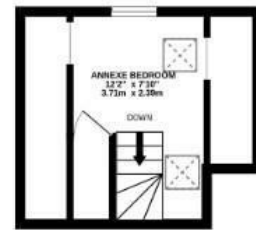
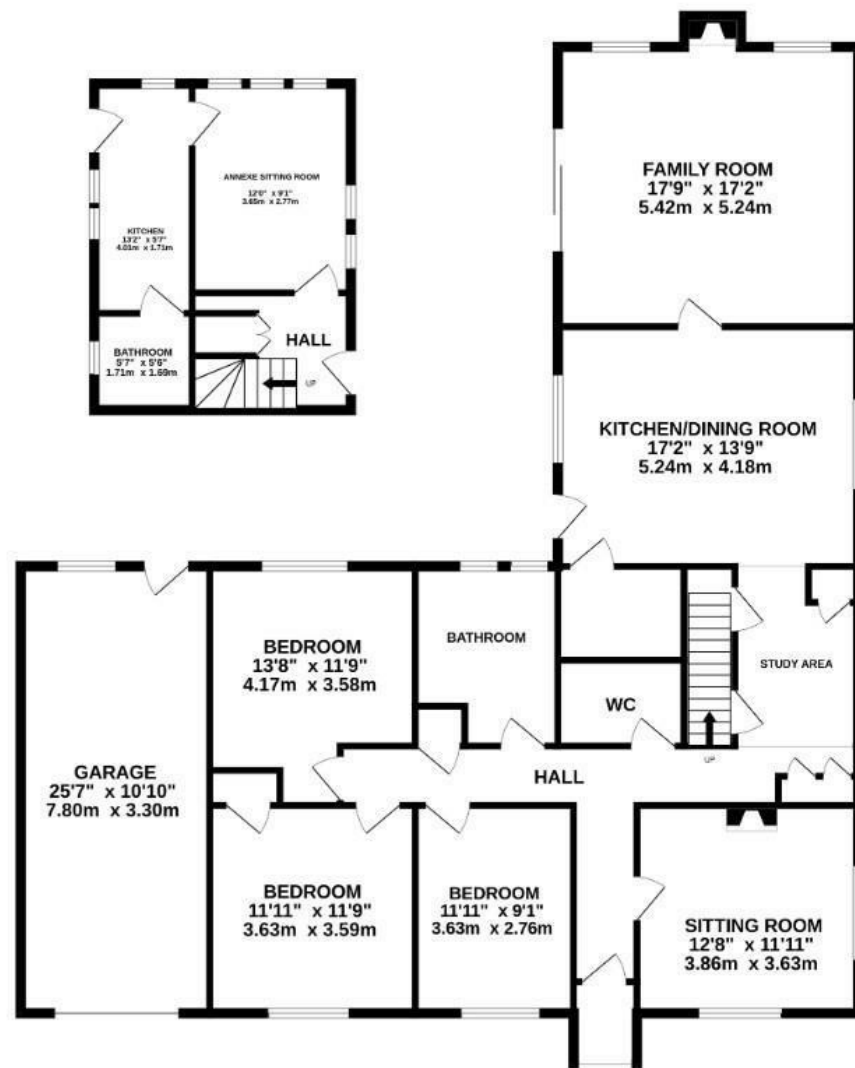
The property being sold is on two separate titles, Title 1 - Property. Title 2 - Annex, please call into branch for more information. Mains services connected are: Mains water, Electricity and drainage to public sewer but none have been tested by the agent. The property is heated via a Oil Fired central heating system. Flood Risk: Very low Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)

Average Broadband Speed: 68mb Superfast :1000mb Ultrafast :1000mb

We are also aware that there had been a successful planning application under : 22/00179/AS on the Ashford planning portal for 'Proposed roof conversion of bungalow to create a second floor and creation of new vehicle crossover.' As well as : 22/00732/AS Certificate of lawful development - Existing garage conversion to ancillary accommodation.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Freehold
Council Tax Band: F

- Extended four bedroom detached bungalow with no onward chain
- Large family reception room with wood burning stove
- Three, well proportioned double rooms one single bedroom + study
- Open plan kitchen/breakfast room opening up into family room
- Detached one bedroom annex within plot (separate title)
- Outbuildings with power & electricity supplied
- Driveway providing ample parking + garage (25'7x10'10) approx
- Fantastic mature plot with established bushes, tree's and shrubs
- Potential to extend - subject to granted planning permission ref: 22/00179/AS
- EPC: D Council Tax Band: F, Oil fired central heating system

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	70
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.