

ANGELA HIRST
chartered surveyors

www.angela-hirst.com

Dukes Meadow, Hamstreet

Ashford, Kent, TN26

DESCRIPTION

A well presented semi-detached house conveniently situated in the centre of the popular village of Hamstreet. Hamstreet Station and Hamstreet Primary School are both within easy reach. The accommodation comprises an entrance hall, spacious living room, kitchen, utility room, cloakroom, conservatory, 3 bedrooms and a bathroom. This property also benefits from gardens with a summer house, an adjoining garage and 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. Hamstreet Woods Nature Reserve and The Royal Military Canal both offer lovely walks. 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
Local Authority: Ashford Borough Council
Council Tax: Band D
EPC: E(39)
Mobile Phone Signal: EE, O2, THREE and Vodafone (Source OFCOM)
Broadband: Superfast 80 mbps / Ultrafast 1800 mbps (Source OFCOM)
Flood Risk: Very Low (Source GOV.UK)
Directions: what3words///whisk.blip.neutron
Ref: R1748









Entrance Porch Tiled Floor

Entrance Hall Wall mounted electric heater. Stairs to first floor with under stair cupboard. Telephone point.

Living Room A good size living room with ample space for sofas and a dining table. Fireplace. 2 wall mounted electric heaters. Wall light points.

Conservatory Door to the rear garden.

Kitchen Floor and wall mounted kitchen storage units with work surface and stainless steel sink with drainer and mixer tap. Tiled splash backs. Integrated electric double oven and four plate electric hob with stainless steel recycle hood, and light over. Recessed ceiling spotlights. Space for a fridge freezer.

Utility Room Space for a washing machine, dryer and dishwasher. Tiled splash back. Wall mounted storage units. Recessed ceiling spotlights. Wall mounted electric heater.

Cloakroom Low level close coupled WC. Wash hand basin. Recessed ceiling spotlight. Extractor fan.

First Floor Landing Airing cupboard housing a factory lagged hot water cylinder and linen shelves. Access to the roof void with pull down ladder, light and two Velux windows to the rear.

Bedroom Wall mounted electric heater. Ceiling fan and light.

Bedroom Wall mounted electric heater. Ceiling fan and light. Wall light points.

Bathroom A modern suite comprising a bath with mixer tap, rain shower spray and pivot shower screen, wash hand basin with mixer tap and vanity cupboard below. Tiled splash backs. Recessed ceiling spotlights. Electric heater.

Bedroom Wall mounted electric heater. Ceiling fan and light. Over-stairs cupboard.

Garage A single garage currently utilised as a gym. Power and light. Up and over garage door.

Outside The attractive rear garden is fully enclosed and mostly laid to lawn with borders, shingled areas and a barked play area. There is a also a summer house, timber shed, patios and a pergola. Outside tap and power socket. To the front there is a paved garden and a brick paved driveway providing off road parking.

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.

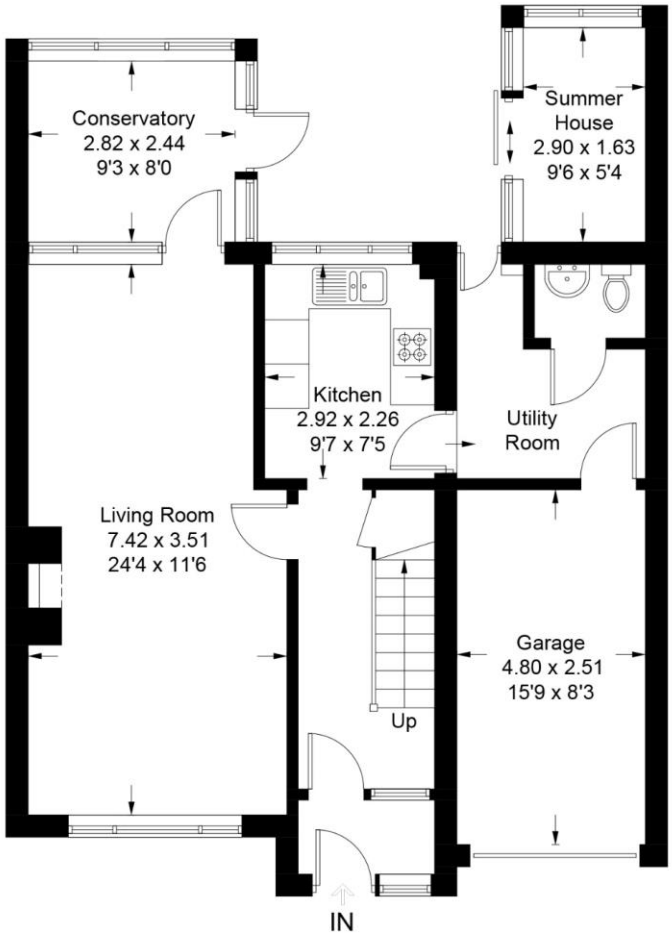


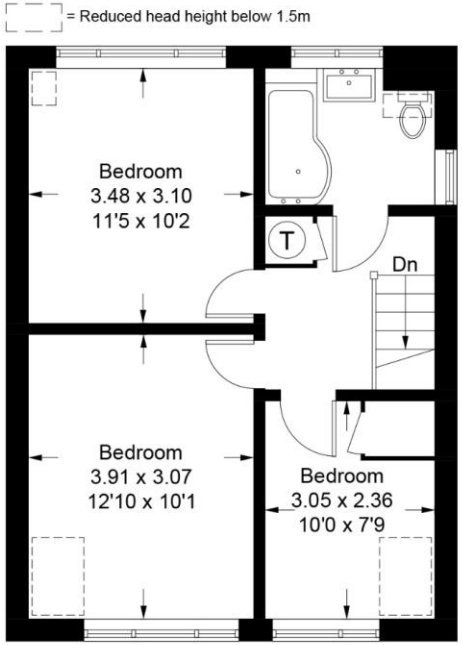


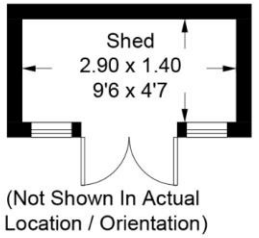




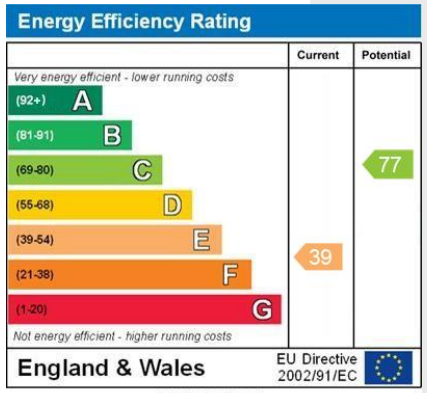
Approximate Gross Internal Area
Ground Floor = 72.9 sq m / 785 sq ft
(Including Garage & Excluding Summer House)
First Floor = 41.0 sq m / 441 sq ft
Summer House & Shed = 9.0 sq m / 97 sq ft
Total = 122.9 sq m / 1323 sq ft







(Not Shown In Actual Location / Orientation)



Ground Floor = 72.9 sq m / 785 sq ft

First Floor = 41.0 sq m / 441 sq ft

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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