

ANGELA HIRST
chartered surveyors

www.angela-hirst.com

Lancaster Close, Hamstreet
Ashford, Kent. TN26

DESCRIPTION

A detached modern family home well situated in a sought after village location. The well-presented accommodation includes an entrance hall, kitchen diner, utility room, cloakroom, sitting room, study/5th bedroom and conservatory. On the first floor there are four bedrooms, two en-suite shower rooms and a family bathroom. This property also benefits from a good size gardens, a detached double garage and a driveway providing ample off road parking.

LOCATION

The village of Hamstreet offers excellent local amenities including post office stores, primary school, nursery school, doctors' surgery with dispensing chemists, Indian restaurant, garden centre 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.

Additional Information:
Services: Mains electricity, water and drainage. Communal LPG gas heating.
Tenure: Freehold
Local Authority: Ashford Borough Council
Council Tax: Band F
EPC: E
Flood Risk: Very Low (source Gov.uk)
Broadband Speed: Superfast 80mbps / Ultrafast 1800mbps (source OFCOM)
Mobile Phone Signal: Yes
Ref:R1750

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The accommodation comprises:

Entrance Hall Tiled floor. Radiator. Electric underfloor heating.

Cloakroom Low level close coupled wc. Wash hand basin with vanity unit. Tiled floor.

Kitchen Diner A spacious kitchen diner with plenty of space for a dining table, and double leaf door to the patio and garden. There are a range of floor and wall mounted kitchen storage units with ample worksurface and tiled splashback. One and a half bowl sink with drainer and mixer tap. Integrated appliances comprise; 4 plate electric hob with extractor hood and light over, electric oven and dishwasher. Ceiling spotlights. Tiled floor. Radiator. Electric underfloor heating. Under-stair storage cupboard.

Utility Room Sink and drainer. Gas fired boiler. Space for a washing machine. Space for a fridge freezer. Tiled floor. Radiator.

Sitting Room A spacious sitting room with double aspect to side and front. 2 radiators.

Study/5th Bedroom Worksurface. Radiator.

Conservatory Tiled floor. Double leaf glazed door to patio and garden

Stairs to First Floor Landing Access to roof void. Radiator.

Bedroom Built-in wardrobe cupboards. Radiator.

En-suite Shower Room White suite comprises low level close coupled wc, vanity wash hand basin unit. Shower enclosure with rain head and spray. Extractor fan. Towel heater.

Family Bathroom White suite comprises low level close coupled wc, wash hand basin, bath with mixer tap and spray. Tiled splashback. Extractor fan.

Bedroom Built-in wardrobe cupboards. Radiator.

En-suite Shower Room White suite comprises low level close coupled wc. Shower enclosure. Extractor fan. Recessed ceiling spotlight. Radiator.

Bedroom Built-in wardrobe cupboards. Radiator.

Bedroom Built-in wardrobe cupboards. Radiator.

Double Garage Two roller garage doors. Power and lighting. Outside power socket. Outside light.

Garden The rear garden is fully enclosed and mostly laid to lawn with slate edging. There are good size paved patio areas with lighting which are perfect for outdoor entertaining. Outside tap. Pedestrian side access gate. Double leaf pedestrian gate to rear. Brick paved driveway providing access to the garage and off road parking for approximately 5 cars. To the side of the driveway is another rear garden area which houses the sunken Calor gas tanks for the development and which the vendor is responsible for the lawn and plants in this area.

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.



















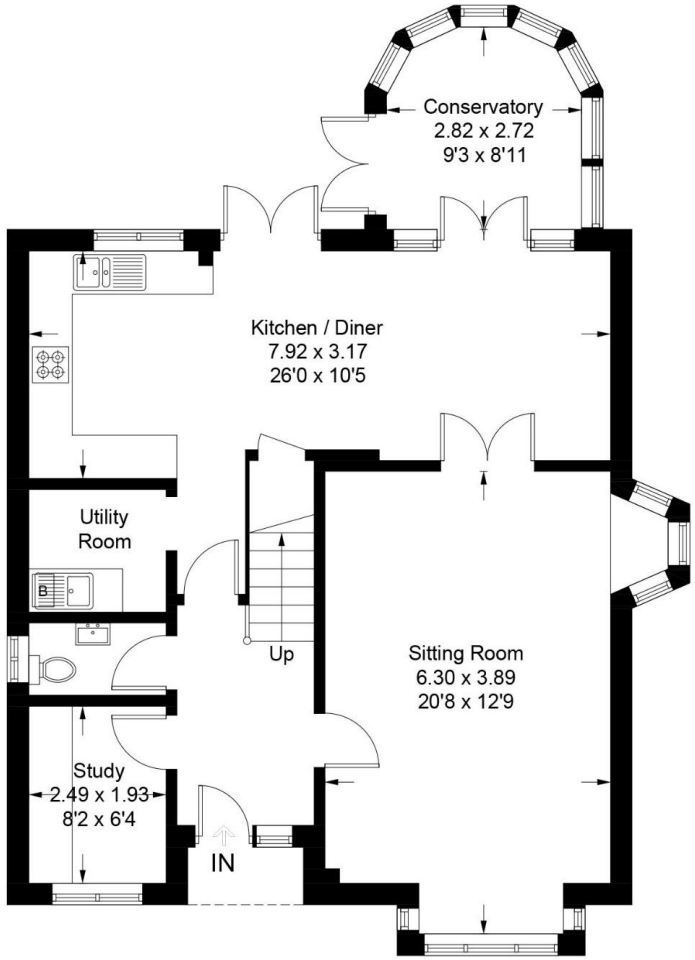


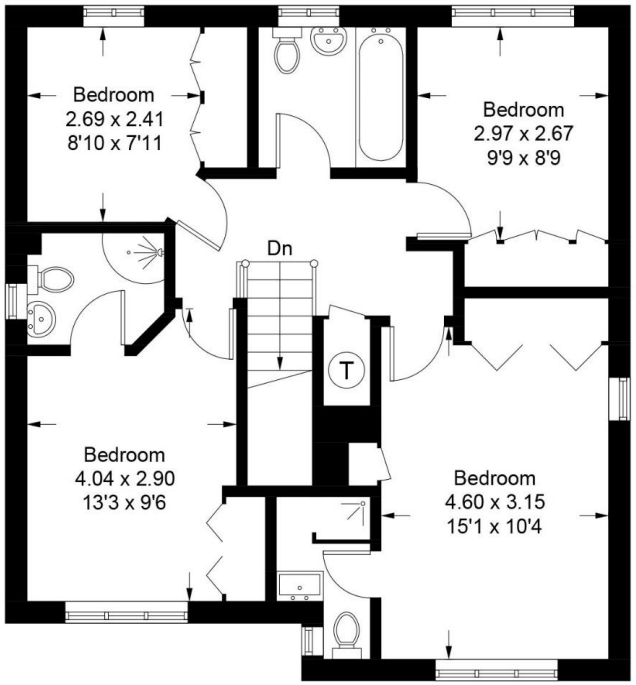


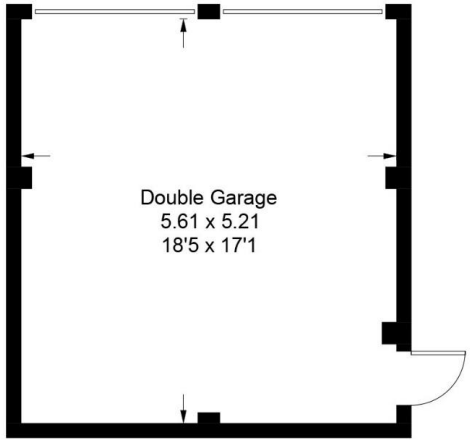

Archie

Approximate Gross Internal Area
Ground Floor = 79.2 sq m / 852 sq ft
First Floor = 67.1 sq m / 722 sq ft
Double Garage = 29.1 sq m / 313 sq ft
Total = 175.4 sq m / 1887 sq ft









Ground Floor = 79.2 sq m / 852 sq ft

First Floor = 67.1 sq m / 722 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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