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Rock Robin Row, Station Hill

Guide Price £450,000

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Built in 2007 and forming part of an attractive and distinctive red brick development, this beautifully presented three bedroom home offers spacious and versatile accommodation, a private rear garden backing directly onto countryside, excellent parking and a garage, all within easy reach of Wadhurst mainline railway station.

The property is presented in excellent decorative order throughout and combines the characterful appearance of the development with the conveniences of a more modern home. Generous room proportions, high ceilings and large sash style windows create a particularly bright and spacious feel.

The ground floor opens into an entrance hall with stairs rising to the first floor. To the front is an impressive living room with attractive oak wood flooring, two tall windows and a feature fireplace providing a natural focal point.

To the rear is undoubtedly one of the highlights of the house, the superb kitchen and dining room measuring over 20ft in length. The kitchen is fitted with an extensive range of contemporary units and includes a selection of AEG appliances, including a double oven, together with a gas hob, dishwasher and fridge freezer. A generous peninsula provides additional worktop space and breakfast bar seating, while the remainder of the room offers plenty of space for a substantial dining table and an additional seating area.

French doors open directly onto the rear garden, making this an excellent space for entertaining and providing a natural connection between the house and garden.

A separate utility room provides further storage, worktop space and room for laundry appliances, with the added benefit of a ground floor WC.

On the first floor, the principal bedroom is a particularly generous room and benefits from its own walk in wardrobe. There are two further well proportioned bedrooms, making the property equally well suited to a family, guests or those requiring a home office.

The family bathroom is also notably spacious and includes both a bath and separate shower enclosure.

Outside, the private rear garden enjoys a leafy outlook and a good degree of seclusion. A paved terrace immediately adjoining the house provides





- 3 Bedrooms
- Impressive 20' Kitchen/Diner
- Principal bedroom with walk in wardrobe
- Private rear garden
- EPC - B
- 2 Parking Spaces & Garage
- Utility Room & Downstairs W.C
- Bathroom with bath and separate shower
- No Onward Chain
- Council Tax Band - F

