



St Marys Close

Hamstreet, Ashford, TN26



DESCRIPTION

A 3 bedroom house well situated in a desirable village location close to Hamstreet Primary School and railway station. The accommodation includes an entrance hall, sitting room, kitchen, dining room, bathroom and a conservatory. This property benefits from central heating, double glazing, front and rear gardens, a garage and off road parking.

LOCATION

Hamstreet offers good local amenities including doctors, dentist, nursery and primary school, post office, public house, local stores, garden centre and branch line railway station. Located approximately 5 miles from the market town of Ashford, Hamstreet offers excellent connections to the M20 motorway and Ashford International Station, with fast trains direct to London.

Guide Price: £335,000

Tenure: Freehold

Services: Mains electricity, water and drainage. Oil fired central heating.

Council Tax: Band D

Broadband: Standard and Superfast are available in this area.

Mobile Phone Coverage: O2, Three, EE, Vodafone

Navigate to the doorstep with what3words: [///cake.group.ending](https://www.what3words.com////cake.group.ending)

R1667





Entrance Hall

Stairs to first floor. Under stair cupboard. Radiator.

Sitting Room

Brick fireplace with stone hearth. Built in cupboards and shelves. Radiator.

Kitchen / Breakfast Room

Floor and wall mounted kitchen storage units with ample work surface. Stainless steel sink with mixer tap and drainer. Space for a cooker with recycler and light over. Space for a fridge freezer. Radiator.

Dining Room

Radiator. Glazed door to the conservatory.

Conservatory

Radiator. Wall light point.

Stairs to First Floor Landing

Access to roof void. Airing cupboard housing hot water cylinder, linen shelves.

Bedroom

Radiator.

Bedroom

Radiator.

Bedroom

Radiator.

Family Bathroom Suite comprises panel bath with mixer tap and spray, pedestal wash hand basin, low level close coupled wc. Tiled splash backs. Radiator.

Garage A single garage with up and over garage door. Driveway providing off road parking.

Gardens The rear garden is partly laid to lawn with borders, shrubs and a paved patio area. Outside tap. A pathway provides access from the garden to the garage. Lawned garden to the front.

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.

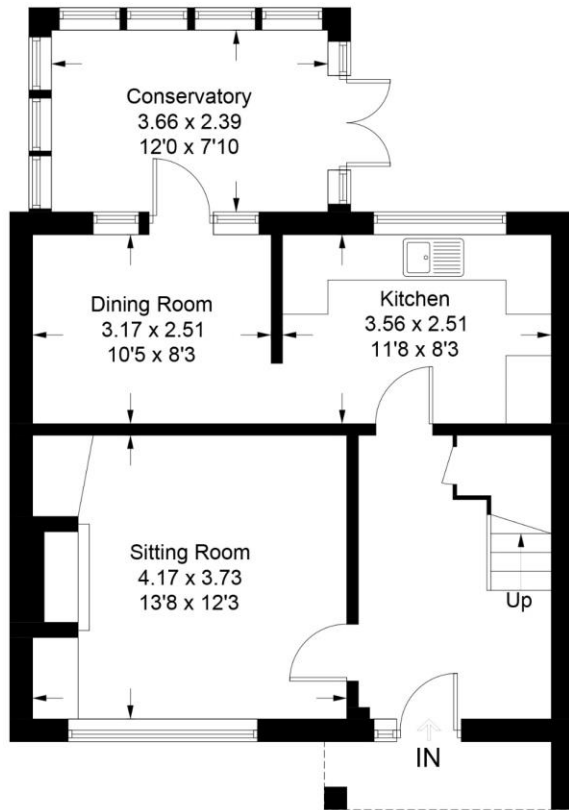
Viewing

Strictly by prior appointment with the agents, Angela Hirst Surveyors and Valuers on 0845 521 1980.

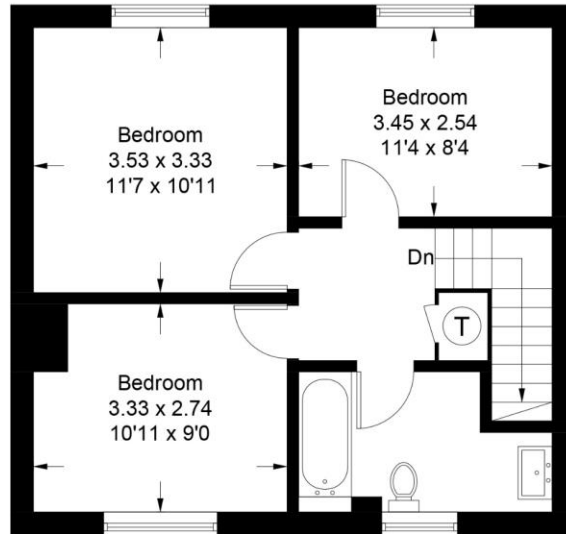




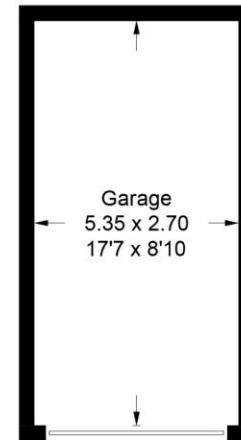
Approximate Gross Internal Area
 Ground Floor = 54.0 sq m / 581 sq ft
 First Floor = 43.8 sq m / 471 sq ft
 Garage = 14.4 sq m / 155 sq ft
 Total = 112.2 sq m / 1207 sq ft



Ground Floor = 54.0 sq m / 581 sq ft



First Floor = 43.8 sq m / 471 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.
 floorplansUsketch.com © (ID1044460)

| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 69 | 82 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | | |



KENT &
EAST SUSSEX



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