



Peter
Buswell
Independent Family Estate Agents

Copthall Avenue, Hawkhurst

Guide Price £425,000

3 1 1



Main Description

OPEN DAY Saturday 7th Feb - Guide Price £425,000 - £450,000 - Situated in the sought-after village of Hawkhurst is this spacious three-bedroom detached bungalow. Set in a quiet position, the property benefits from a south-facing well-maintained garden, a driveway and garage.

Upon entering, you are welcomed into an entrance hallway where you'll find a spacious and well-proportioned dining/living room, full of natural light and ideal for relaxing or entertaining. The kitchen enjoys pleasant views over the garden.

This opens into a bright conservatory, which in turn leads out to the impressive rear garden measuring approximately 100ft by 50ft - a fantastic outdoor space with plenty of room for gardening enthusiasts.

A few steps up from the living room take you into the main hallway. Here, a family bathroom is positioned on the left. To the right, there is a generous double bedroom with built-in storage.

Further along, you will find another generous double bedroom, and just beyond this, the main double bedroom complete with a vaulted ceiling and its own en-suite, providing comfortable and versatile accommodation.

The bungalow also features a convenient utility room and separate toilet, enhancing the practicality of the layout.

Offering excellent scope for modernisation or extension (subject to the necessary planning permissions), this delightful bungalow represents an exciting opportunity in a popular village location.





- OPEN DAY SATURDAY 7TH FEBRUARY
- GUIDE PRICE £425,000 - £450,000
- THREE BEDROOM DETACHED BUNGALOW
- AVAILABLE WITH NO ONWARD CHAIN
- 50ft X 100ft SOUTH-FACING GARDEN
- OFF-STREET PARKING
- WALKABLE DISTANCE TO SHOPS
- SOLD AS SEEN
- EPC D
- COUNCIL TAX BAND E



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		