



Peter
Buswell
Independent Family Estate Agents

Aurania Villas, Hawkhurst

 3  3  2



Main Description

A charming three-bedroom semi-detached character house, recently refurbished to a high standard, offering traditional charm and having the convenience of being ideally situated within walking distance of Hawkhurst High Street.

The property has beautiful character features throughout such as a woodburning stove in the living room, sash windows and a half-landing staircase. The property boasts two reception rooms; the pretty living room and dining room. Also on this floor is the modern-fitted kitchen, in-keeping with the character style and a utility room. The newly updated interiors create a fresh and inviting atmosphere.

The accommodation includes three well-proportioned bedrooms. The main bedroom and second bedroom each benefit from their own en-suite facilities while a third well-appointed bathroom serves the remaining bedroom and guests.

Outside, the property features a large rear garden, providing plenty of space for enjoying the outdoors, gardening, or entertaining. Beyond the garden is where you'll find ample off-road parking, a practical addition for any household.





Total area: approx. 111.7 sq. metres (1202.0 sq. feet)
2 Aurania Villas, Cranbrook Road, Hawkhurst

- THREE BEDROOM SEMI-DETACHED CHARACTER HOUSE
- RECENTLY REFURBISHED TO A HIGH STANDARD
- WITHIN WALKING DISTANCE OF HAWKHURST HIGH STREET
- AMPLE OFF-ROAD PARKING
- EPC RATING D
- CHARACTER FEATURES THROUGHOUT
- EN-SUITES TO THE MAIN AND SECOND BEDROOMS
- LARGE REAR GARDEN
- CRANBROOK SCHOOL CATCHMENT AREA
- COUNCIL TAX BAND D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		