
Moloney
COUNTRY PROPERTY
25 PARK COTTAGES HAWKHURST

25 PARK COTTAGES, HAWKHURST, KENT. TN18 4HN

A BEAUTIFULLY PRESENTED 2 BED SEMI DETACHED HOUSE, LOCATED ON THE RURAL OUTSKIRTS OF THE VILLAGE WITH EASY ACCESS TO LOCAL AMENITIES WITHIN THE CSCA. ENJOYING A GOOD SIZE PLOT ADJOINING COUNTRYSIDE THE PROPERTY COMPRISES SITTING ROOM, KITCHEN/DINING ROOM WITH UTILITY AREA AND DOORS TO THE GARDEN ALONG WITH 2 BEDS AND SHOWER ROOM. EXCELLENT POTENTIAL TO EXTEND (STPP). VIEWING HIGHLY RECOMMENDED.

ACCOMMODATION LIST: ENTRANCE HALL, SITTING ROOM, KITCHEN/DINING ROOM, UTILITY AREA, 2 BEDROOMS, SHOWER ROOM. FRONT GARDEN, GOOD SIZE REAR GARDEN ADJOINING COUNTRYSIDE, GREENHOUSE. GAS FIRED CENTRAL HEATING.





Gated paved path to obscure UPVC double glazed front door to:

ENTRANCE HALL: Obscure double glazed window to the side. Stairs to the first floor with understairs storage cupboard. Inset ceiling lights. Tiled floor. Recess with window to the side. Doors to kitchen and sitting room.

SITTING ROOM: Double glazed windows to the front. Feature chimney breast with built in cupboards and shelves to the side recess. Inset ceiling lights.

KITCHEN/DINING ROOM: Double glazed doors leading out to the rear garden enjoying views over the garden and countryside beyond, window to the rear, door to the front. Skylight over. Fitted with range of cream base and wall units, with wooden worktop over inset with stainless steel sink unit. Electric hob with oven below. Space for fridge freezer. Breakfast bar. Opening to:

UTILITY AREA: Fitted with matching units with marble effect worktop over. Plumbing for washing machine. Shelving.

Stairs to:

FIRST FLOOR LANDING: Double glazed window to side. Loft hatch.

BEDROOM ONE: Double glazed windows to front. Bed head wall panelling with wall lights. Walk in wardrobe with automatic light.

GUIDE PRICE £350,000







BEDROOM TWO: Double glazed window overlooking the garden with countryside views. Built in wardrobe cupboards.

SHOWER ROOM: Obscure double glazed windows to rear. Fitted with white suite comprising WC, hand basin set on to storage unit and walk in shower with rainfall shower. Black ladder style heated towel rail. Part tiled walls, tiled floor.

OUTSIDE: The property is approached over a paved front garden with gated access to the rear. The rear garden is fenced and hedged to all sides and is mainly laid to lawn with planted borders and a paved terrace for al-fresco dining. A stepping stone path leads to a decked terrace area at the bottom of the garden enjoying views over adjoining countryside. Greenhouse with vegetable beds, timber garden store. There is a lawned area to the side with planted beds and borders.

SERVICES: All mains services are connected. Gas fired central heating.

FLOOR AREA: 76m^2 (818 ft^2) approx.

EPC RATING: 'D'

LOCAL AUTHORITY: Tunbridge Wells Borough Council

COUNCIL TAX BAND: 'C'

TENURE: Freehold

TRANSPORT LINKS: For the commuter, Etchingham & Stonegate stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe.

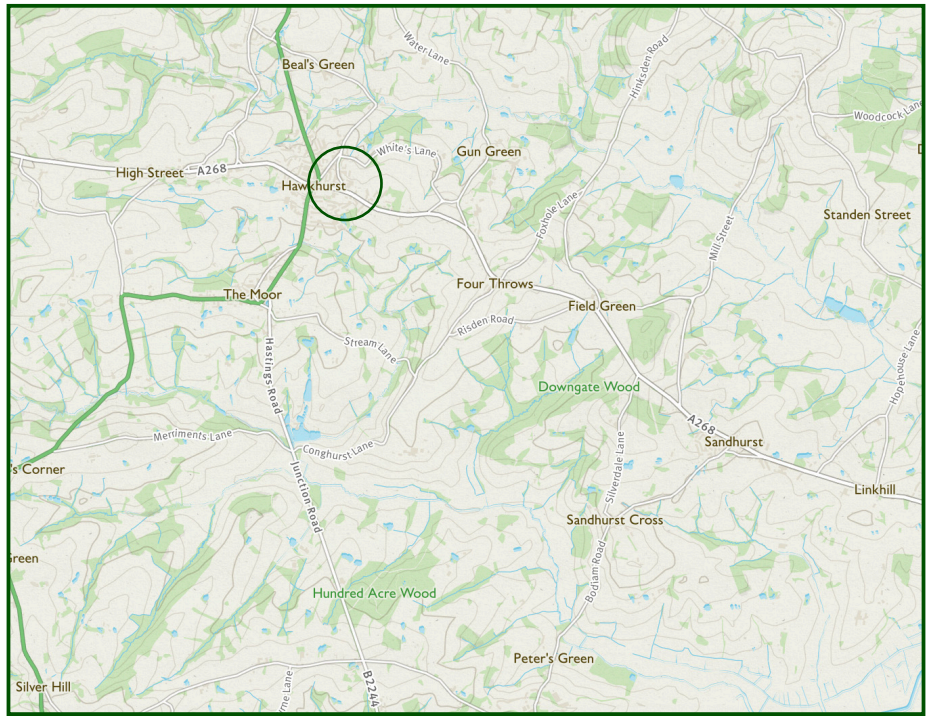
The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

DIRECTIONS: Travelling on the A268 (Rye Road), towards Hawkhurst continue through the traffic lights, turn left immediately after passing the Queens Hotel into Queens Rd, then turn right into Park Cottages, No. 25 will be found on the left.

What3Words (Location): ///airbag.factored.causes

VIEWINGS: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.

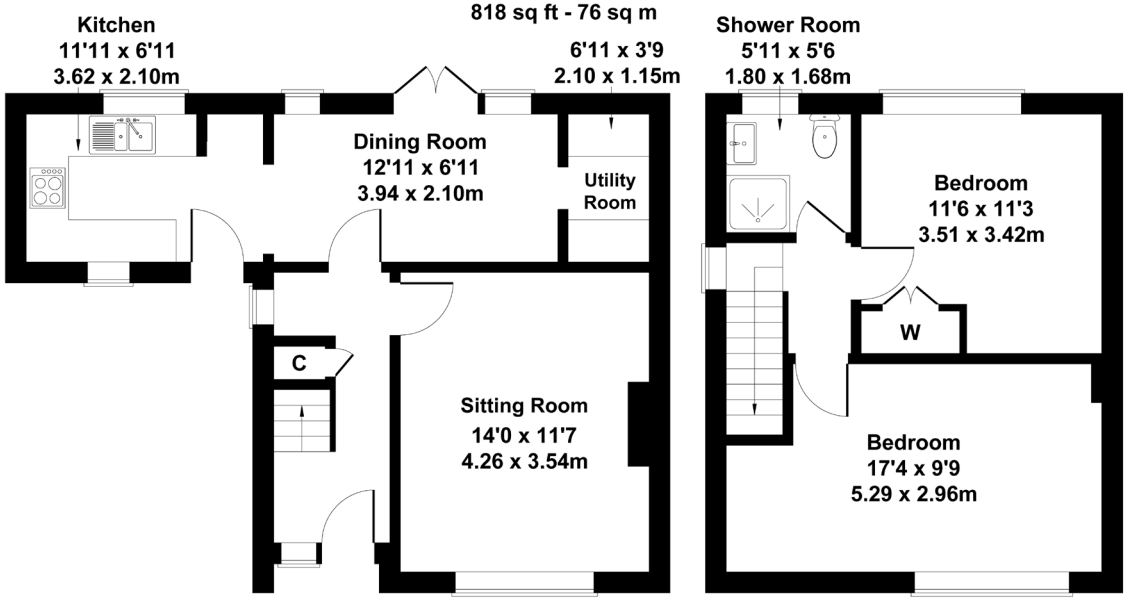




IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

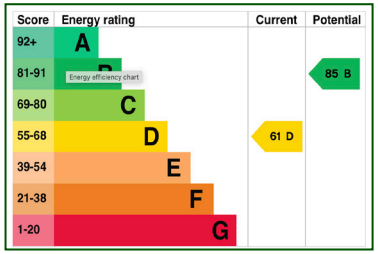
25 Park Cottages

Approximate Gross Internal Area
818 sq ft - 76 sq m



GROUND FLOOR **FIRST FLOOR**

Not to Scale.
For Illustrative Purposes Only.



MOLONEYCOUNTRYPROPERTY.COM

EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM

TELEPHONE: 01797 253000 or 01580 212828