

9 Falconers Drive, Battle, TN33 0DT
£300,000 Freehold

Tucked away with a short stroll to the mainline station, this two bedroom semi-detached home is offered chain free, making it a wonderful opportunity for first time buyers, downsizers and buy to let investors alike. A private driveway offers welcome off road parking, leading into a home that offers comfortable, flexible living throughout. The kitchen, though ready to be personalised to individual taste, functions well for day to day use, while the generous living and dining room provides a lovely sociable space, flowing through to a good sized conservatory that fills the home with natural light and offers a wonderful spot to enjoy the garden beyond. Upstairs, two well proportioned double bedrooms are served by the family bathroom, offering comfortable accommodation for a range of buyers. Outside, the garden is a real highlight, flat and generous in size, wrapping around the side of the property to a useful side access gate. A slabbed patio area extends directly from the conservatory, perfect for outdoor dining and entertaining, before opening onto a lawned section with a garden shed at the rear, ideal for growing families or those who simply enjoy outdoor space. The location itself is highly sought after, offering easy access to scenic country walks, the historic high street with its range of independent shops and amenities, and well regarded dental and GP surgeries. Families will also appreciate the excellent local schooling on offer, including the popular Claverham Community College. With its blend of practical living space, generous gardens and superb transport links, this home represents a fantastic opportunity in one of the area's most popular locations.








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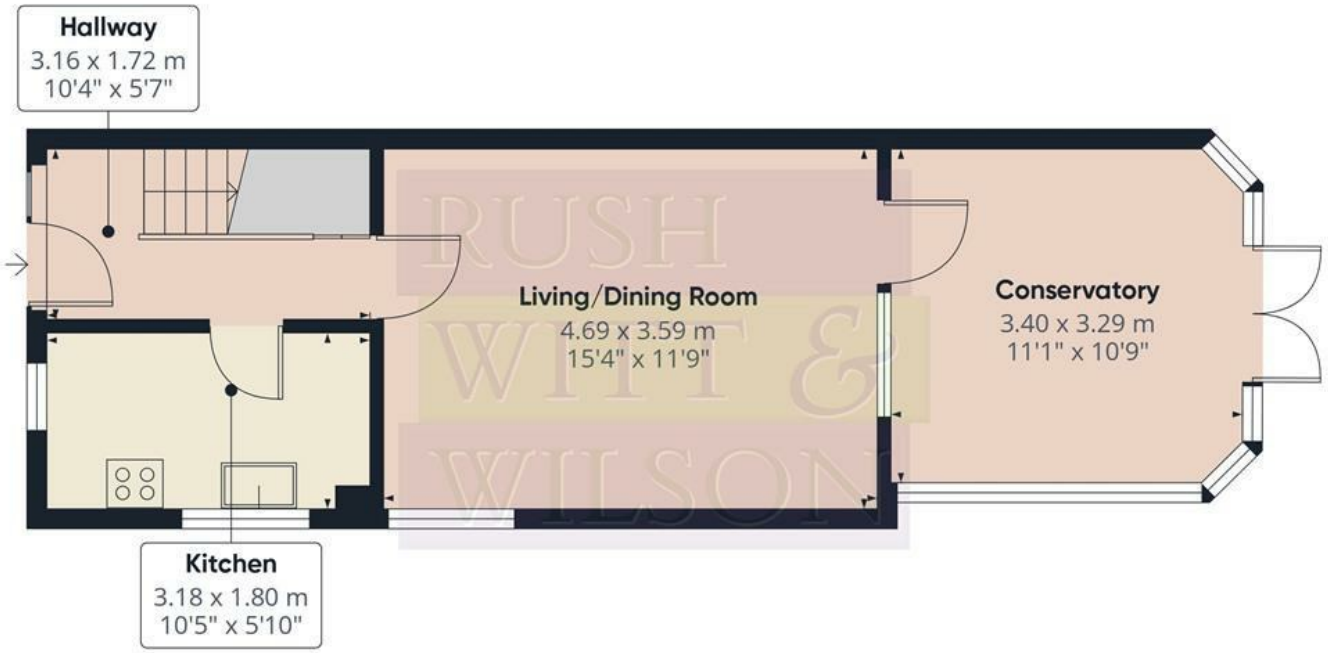

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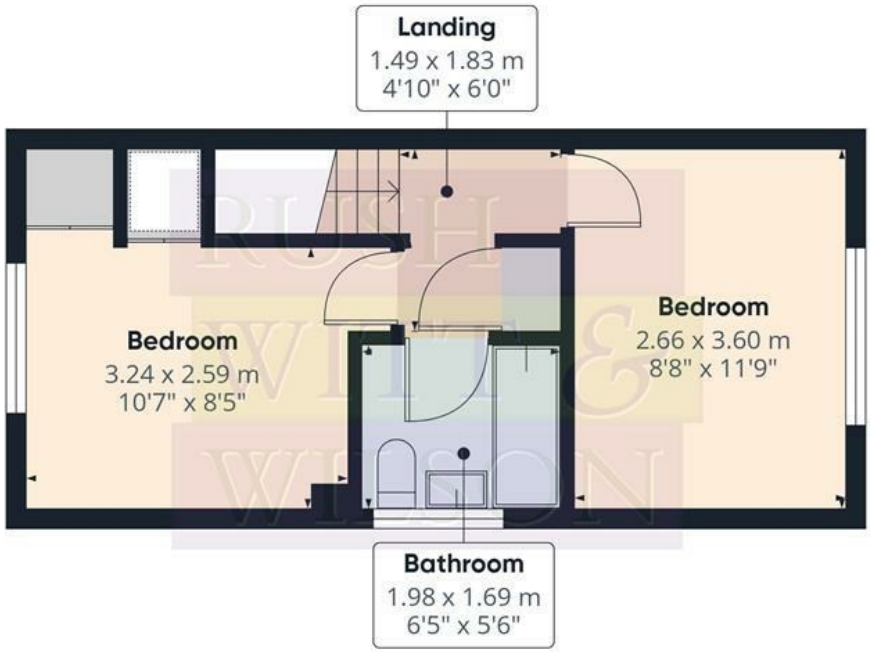

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Floor 0



Floor 1



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Approximate total area(1)

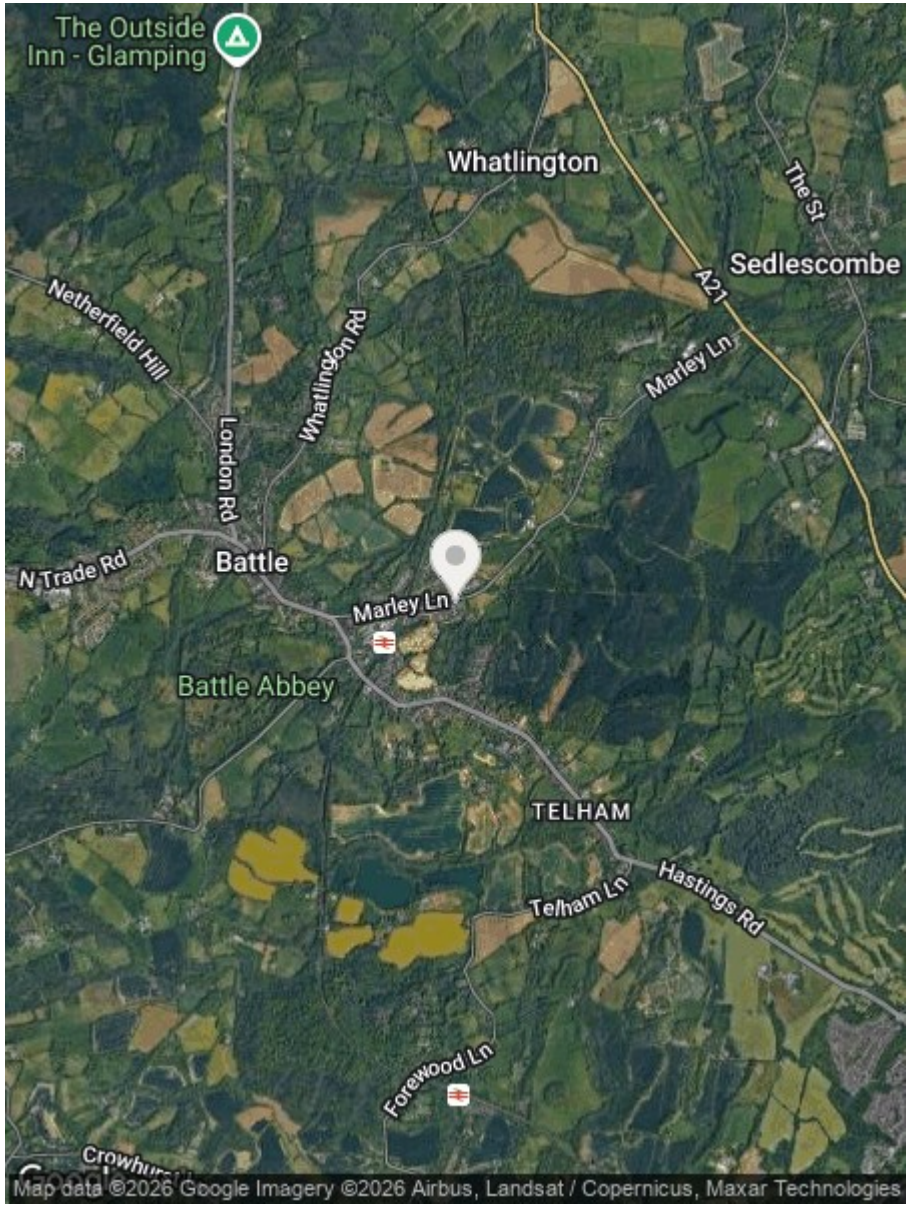
65.3 m²

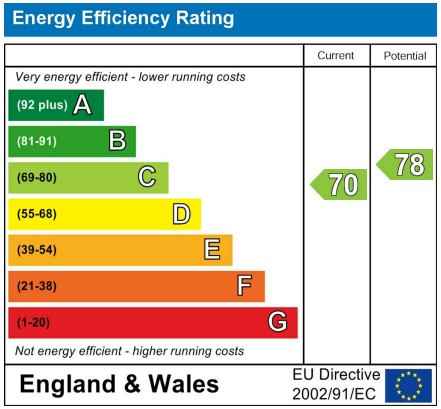
704 ft²

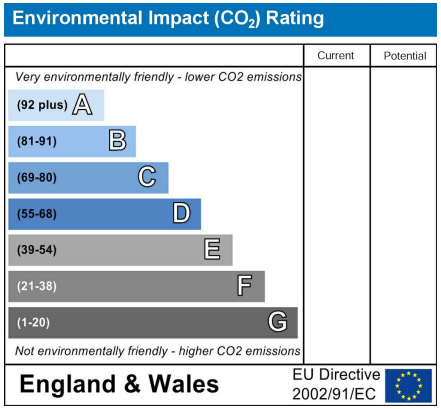
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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