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_____ **Buswell**
Independent Family Estate Agents

Winchester Road, Hawkhurst

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This delightful two-bedroom detached house offers comfortable living within easy walking distance of Hawkhurst's amenities, all within the Cranbrook School Catchment Area.

As you enter, you are welcomed into a spacious and modern fitted kitchen/diner, complete with contemporary units and finishes, perfect for both everyday meals and entertaining. Adjacent to this, the living room provides a welcoming and comfortable space to relax. Completing the ground floor is a modern fitted bathroom, offering convenience and style.

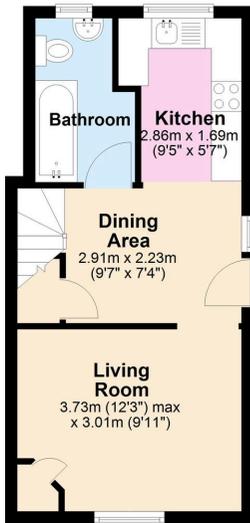
Upstairs, two well-proportioned bedrooms offer peaceful retreats. The second bedroom benefits from pleasant views towards Cranbrook.

Outside, the property benefits from an easy-to-maintain rear garden, providing valuable outdoor space for relaxation or entertaining.

This property perfectly combines modern living with a sought-after location, making it an excellent opportunity for anyone looking for a well-connected home in Hawkhurst.



Ground Floor
Approx. 29.6 sq. metres (318.3 sq. feet)



First Floor
Approx. 22.4 sq. metres (241.5 sq. feet)



- GUIDE PRICE £300,000 TO £310,000
- DETACHED TWO BEDROOM HOUSE
- CONVENIENTLY LOCATED WITHIN WALKING DISTANCE TO HAWKHURST SHOPS
- A SPACIOUS AND MODERN FITTED KITCHEN/DINER
- LIVING ROOM
- MODERN FITTED BATHROOM
- REAR GARDEN
- CRANBROOK SCHOOL CATCHMENT AREA
- EPC RATING Awaited
- COUNCIL TAX BAND C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		112
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	